



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

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FAX 410-313-3467
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December 16, 2010

Mr. Jerry Frankenfield
St. Paul's Evangelical Lutheran Church
11795 Route 216
Fulton, MD 20759

Dear Mr. Frankenfield:

RE: WP-11-094, St. Paul's Evangelical Lutheran
Church (10-095)

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request to waive **Section 16.144(p)** – requiring the payment of fees, posting of financial obligations and execute the Developer's Agreement within 120 days from the approval date of the subdivision plan; and **Section 16.144(q)** – requiring the submission of the final subdivision plat original for recordation within 180 days from the approval date of the subdivision plan. The Petitioner is requesting a year extension to the December 8, 2010 deadline date for the completion of the developer's agreement and payment of fees; and the February 6, 2011, deadline date for the submission of the plat for recordation.

Approval is subject to the following conditions:

1. The Developer's Agreement and Payment of fees must be completed by December 8, 2011, and the plat originals must be submitted to DPZ by February 6, 2012.
2. The plan must comply with any fee changes.
3. Compliance with all SRC comments and approval conditions which were stipulated in our August 10, 2010 approval letter.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - See the enclosed justification statement from the applicant. The extraordinary hardship or practical difficulty involved with this waiver request would require the developer to lose their housing allocations. If the waiver petition was not approved, the issued housing unit allocations will be forfeited and a new Final Plan would be required thus placing a hardship on the applicant.

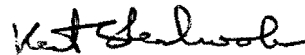
Not Detrimental to the Public Interest - See the enclosed justification statement from the applicant. Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding residential properties. Allowing the applicant additional time to complete the developer's agreement and pay the required fees, and submit the original final plat will not be detrimental to the public since the design is not changing. The extension of time will allow the developer additional time to deal with the current economic conditions.

Will Not Nullify the Intent or Purpose of the Regulations - See the enclosed justification statement from the applicant. Approval of this waiver request will not nullify the intent or purpose of the regulations since the design of the previously submitted final plan will not change.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This requested waiver will remain valid for the time period specified in this letter.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Acting Chief
Division of Land Development

KS/BL

cc: Research
DED
GLW