



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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Marsha S. McLaughlin, Director

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January 31, 2014

Elaine Buderer
Kittamaqundi Church
5410 Leaf Treader Way
Columbia, MD 21044

RE: WP-14-054, Kittamaqundi Community Church

Dear Ms. Buderer,

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 **Sections 16.155(a)(1)(i)**, which states that a site development plan approved by the Department of Planning and Zoning is required for new or expanded nonresidential development and **Section 16.156** which outlines the procedures and requirements for site plan submittals.

Approval is subject to the following conditions:

1. The applicant must obtain all required grading and building permits from the Department of Inspections, Licenses & Permits prior to construction of the proposed features.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - The applicant would incur practical difficulties and unnecessary hardship if the waiver request were not approved. The submission of a Site Development Plan would be an expensive and time consuming venture considering the small and simple nature of the proposed elements and design. This portion of the Kittamaqundi church property is not currently shown on an SDP and therefore these minor improvements cannot be shown on a redline plan.

Implementation of an Alternative Proposal - The total disturbed area is greater than 5000 square feet, however the proposed garden enhancement elements without the proposed grading would be less than 5000 square feet. The grading of the site is proposed to improve and correct the drainage of the site and is the main cause for the waiver. The grading proposed will correct the drainage on site and will mostly be replaced with lawn. The Department of Planning and Zoning has determined that a pre-submission community meeting, a DAP meeting, and a Planning Board meeting are not necessary for the proposed garden and landscaping improvements.

Not Detrimental to the Public Interest - Approval of the waiver request will allow the project to move forward as designed with the requested on-site improvements. The waiver is necessary due to the proposed grading and pathway construction to correct drainage problems and the pooling of water on the site. This will improve the visual and functional aspects of the site and will not be detrimental to the public interest. Approval of this waiver request will not severely alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding properties.

Will Not Nullify the Intent or Purpose of the Regulations - Approval of the waiver request will improve the storm water drainage functionality of the site and improve the physical appearance of the garden area adjacent to the church. Conformance with SWM, landscaping, sediment and erosion control, ADA issues, and permitting have been met. The proposed design for this project calls only for necessary site disturbance to enhance the garden area. No regulations will be nullified in granting the waiver.

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 one year from the date of this letter.

If you have any questions, please contact Nicholas Haines at (410) 313-4333 or email at nhaines@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development


KS/JMF/NH

cc: Research
Real Estate Services
DED
DILP
AB Consultants, Inc.