



July 23, 2015

Celebration Church  
attn: Pastor Robbie Davis  
6080 Foreland Garth  
Columbia MD 21045

RE: **WP-15-162 Celebration Church Parking Lot (SDP-15-021)**

Dear Pastor Davis:

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 the following two (2) sections of the Subdivision and Land Development Regulations:

**Section 16.156(l)** of the Amended Fifth Edition - Within 180 days of receiving approval of the site development plan the developer shall: (1) pay all required fees to the County; and (2) post all monies and/or file appropriate surety covering the developer's financial obligations for the required improvements.

**Section 16.156(m)** of the Amended Fifth Edition - Within 180 days of approval of the site development plan, the developer shall submit the original mylar plans corrected to meet the requirements of the various State and County agencies and the Planning Board (if required by the Zoning Regulations).

**Approval is subject** to the following two (2) conditions:

- 1) Within 1 year from the August 8, 2015 due date, the developer/owner shall satisfy the DPW Developer's Agreement process and submit the SDP originals for SDP-15-021 on or before **August 8, 2016**.
- 2) Indicate this waiver petition file number (WP-15-162), section of the regulations, request, action, conditions of approval and approval date as a general note on sheet 1 of SDP-15-021 on SDP originals.

**The decision of this waiver petition is based on the following justification:**

Hardship:

The purpose of this waiver is to extend the 180 day APFO deadline date to complete the DPW Developer's Agreement process and to submit the SDP originals so that the petitioner can further evaluate options available for the church. The petitioner has a deadline date of August 8, 2015 to satisfy the Developer's Agreements and to submit the SDP originals, but has since indicated that additional time is needed to assess and plan the future needs of the church and, therefore, any action to commence the development of the parking lot has been delayed.

Not detrimental to public interest:

By granting this waiver, it will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties, because the site has received Planning Board and review agency approval for a parking lot project.

Not nullify the intent or purpose of the regulations:

Based upon all of the above justifications, approval of this waiver request will not nullify the intent of the Regulations which requires the developer, within 180 days of receiving SDP approval, to satisfy the Developer's Agreements and to submit the SDP originals. No site plan changes have been proposed and the plan remains in compliance with all regulations. The petitioner understands that the approved SDP must remain compliant with all County and State laws and the stipulations placed by BGE (owner of the parcel).

**Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on SDP-15-021.** This requested waiver will remain valid until August 8, 2016 or as long as the SDP plan remains in active processing.

If you have any questions, please contact Derrick Jones at (410) 313-4330.

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/dj  
cc: Research  
FSH Assoc.  
BGE  
File: SDP-15-021