



Howard County Department Of Planning And Zoning

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Valdis Lazdins, Director

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October 15, 2015

Bethel Baptist Church
of Howard County, Inc.
4261 Montgomery Road
Ellicott City MD 21043

Triangle Montgomery Associates, LLC
attn: J. Chris Pippen
453 South Polk Drive
Sarasota FL 34236

RE: WP-16-043 Long Gate Overlook and Bethel Baptist Church (SDP-14-074 / F-15-018)

Dear Bethel Baptist Church and Mr. Pippen:

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 section of the Subdivision and Land Development Regulations:

Section 16.144(q) of the Amended Fifth Edition – Within 180 days of final plan approval, the developer shall submit the final subdivision plat to the Department of Planning and Zoning for signatures and recordation. The applicant is proposing a subdivision of 79 single-family attached in-fee simple lots for future townhomes. The subdivision plat (F-15-018) has a deadline date of October 13, 2015 to submit the final plat for signatures and recordation.

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

- 1) The final plat (F-15-018) must be submitted to DPZ for signature approval and recording 180 days from the date SDP-14-074 passes the APFO Schools Test requirement.
- 2) Compliance with those conditions and requirements outlined in the technically complete letter dated April 16, 2015 for F-15-018.

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

Extraordinary Hardship:

Please see the justification provided on the waiver petition application. The corresponding site development plan (SDP-14-074) is currently on hold due to the school adequate public facilities test. This subdivision is located within a closed schools region/district and, therefore, the subdivision could be delayed up to a maximum of 4 years due to inadequate school facilities. Furthermore, the SDP cannot be processed for signatures and the developer agreement process cannot proceed until this subdivision passes the public school facilities test.

Not detrimental to public interest:

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 and institutional use properties. Final plat approval was granted by DPZ on April 16, 2015 and there have been no revisions to the subdivision layout or design. The applicant is seeking a time extension to file the plat originals.

Not nullify the intent or purpose of the regulations:

Approval of this waiver request will not nullify the intent or purpose of the regulations since the overall purpose of the project is to assemble eight (8) separate tax parcels into a subdivision of fee-simple lots in order to construct single-family attached residential dwellings and to provide ingress/egress for this development and for the adjoining church property. The proposed improvements will be detailed on the SDP. The subdivision complies with all County subdivision and site design requirements, but has failed the adequate public school facilities test.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on F-15-018. This requested waiver will remain valid as stipulated in the condition of approval listed above (condition no. 1).

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
Vogel Engineering
File: F-15-018