



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-16-044 Bethel Baptist Church (SDP-15-011)

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 two 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) The site development plan (SDP-15-011) must be submitted to DPZ for signature approval 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 24, 2015 for SDP-15-011.

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) for the adjacent proposed townhome development is currently on hold due to the County school's adequate public facilities (APFO) test. The Church's project is dependent on this adjacent townhome development because a part of the Church's property is being reassembled with the townhome subdivision plan. The Church's SDP cannot be processed for signatures and the developer agreement process cannot proceed until the townhome development 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. The SDP approval was granted by DPZ on April 24, 2015 and there have been no revisions to the parking lot layout and stormwater management practices. The applicant is seeking a time extension that shall correspond with the timing that the adjacent townhome community passes the APFO Schools Test requirements.


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 improve the Church's parking area with a better parking lot design and to upgrade its stormwater management facilities. The proposed improvements are detailed on the SDP. The project complies with all County subdivision and site design requirements, but the corresponding SDP (for the townhome community) has failed the APFO School Tests requirements and, therefore, the church's project cannot proceed at this time.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on SDP-15-011. 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