



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

February 23, 2016

Bethel Korean Presbyterian Church, INC.

Attn: Ted Jee

3165 Saint Johns Lane

Ellicott City, MD 21042

RE: WP-16-089 Bethel Korean Presbyterian Church
SDP-12-037

Dear Mr. Jee:

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 16.156(o)(1)(i)**, and **Section 16.156(o)(2)** of the Howard County Subdivision and Land Development Regulations for a 90 day extension. Section 16.156(o)(1)(i) in the Subdivision Regulation specifies that within 1-year of the signature approval of the site development plan, the developer shall apply to the Department of Inspections, Licenses and Permits for all necessary building permits for construction. Section 16.156(o)(2) in the Subdivision Regulations states that if the developer does not apply for building permits as required by paragraph (1) of this subsection, the site development plan shall expire and a new site development plan submission will be required.

Approval for the 90 day extension is subject to the following conditions:

1. A redline shall be submitted to reference this waiver petition (WP-16-089) as a general note with the approval and conditions.
2. Within **90 days** from the date of the approval letter or by **May 23, 2016**, the developer/owner shall apply to the Department of Inspections, Licenses and Permits for building permits for all construction authorized by the approved site development plan (SDP-12-037).
3. The applicant is advised that if the building permit is not submitted within 90 days on or before the date of the approval letter by **May 23, 2016**, this project will be voided. No additional request for extension of time will be considered by this Department.
4. Since the obligation date of **February 6, 2016** for the Developers Agreement has since past, the applicant must contact Carl Katenkamp (410-313-4410) in the Department of Public Works, Division of Real Estates Services to amend their Developers Agreement date.
5. The applicant is advised that new storm water management regulations (SWM) are now in effect. In order to maintain the grandfathering of the previously approved SWM, the developer shall complete all construction for this project by May 4, 2017. Please be advised that this is the last extension to be granted for this project unless the project is redesigned to the current SWM requirements.

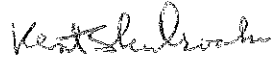
Denial for the 1 year extension was based on the following reasons:

1. Since the applicant now has a new owner in place, and will pursue the original Site Development Plan that was approved on February 8, 2013, a 90 day extension is sufficient time to make all necessary changes to the plans, and apply for all the necessary building permits with the Department of Inspections Licenses, and Permits to commence the building process.
2. The new stormwater management practices will go into effect on May 2017, and granting a one year extension would require the applicant to once again change the plans to show the new stormwater management changes.

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 90 days from the date of this letter or as long as this site development plan remains in active processing.

If you have any questions, please contact Rashidi Jackson at (410) 313-2350 or email at rjackson@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/RJ

cc: Research
DED
Real Estate Services
DILP
Vogel Engineering, INC.
Tanya Krista Maenhardt-DLD