



Howard County Department Of Planning And Zoning
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Valdis Lazdins, Director

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October 6, 2017

Triangle Montgomery Associates
Attn: J. Chris Pippen
453 South Polk Dr
Sarasota FL 34236

RE: WP-18-039 Long Gate Overlook and Bethel Baptist Church
(F-16-048, F-15-018)

Dear Mr. Pippen:

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request for an alternative compliance to the following sections of the Subdivision and Land Development Regulations:

Section 16.102 and 16.147 of the Amended Fifth Edition – All divisions of land shall be in compliance with the Subdivision Regulations requiring a final subdivision plat. The applicants are requesting additional time to prepare and record various documents associated with a deed of consolidation/reconfiguration for 8 contiguous parcels of the above referenced project.

Approval is subject to the following three (3) conditions:

- 1) A deed of consolidation or parcel reconfiguration for the 12.68 acres between the affected 8 parcels stated in this request must be recorded with the Howard County Land Records within 120 days of the date of this alternative compliance petition approval (on or before **February 3, 2018**). ** A copy of the recorded deed with an exhibit that displays the reconfigured parcels must be submitted to the Division of Land Development within 30 days of recording the deed. The applicant is advised that the adjointer or consolidation deeds must be recorded prior to submission of the plan originals for SDP-14-074, SDP-15-011, F-15-018 or F-16-048.*
- 2) Compliance with previous conditions of approval numbers 2-4 as required under WP-17-120 (approval letter of June 8, 2017).
- 3) Provide as a general note on all related plats and SDPs for these subject parcels, this alternative compliance petition file number, request, approval date, and conditions of approval.


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

As stated in the applicant's justification statement for WP-17-120, the request to reconfigure/combine the 8 deeded parcels into 2 parcels would reduce the complexity in the preparation and completion of the DPW developer agreements, since each project (the church's site improvements and the townhouse development) would consist of one parcel and would establish each parcel in its final "form" and ownership prior to commencing financial contracts, agreements and title work. The sole purpose of this alternative compliance request is to request a 120-day extension to prepare to prepare and record various documents associated with a deed of consolidation/reconfiguration for 8 contiguous parcels of the above referenced project. No SRC agency has objected to this request.

* Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date of approval on all pertinent final plat and site development plans. **This requested alternative compliance petition will remain valid for the time period specified in the approval condition state above.**

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/dj

cc: Research

File: F-16-048, F-15-018

Vogel Engineering