



Howard County Department Of Planning And Zoning

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Valdis Lazdins, Director

www.howardcountymd.gov

FAX 410-313-3467

TDD 410-313-2323

December 4, 2017

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

RE: WP-18-058 Bethel Baptist Church (SDP-15-011)

Dear Church Pastor:

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

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

- 1) The site development plan (SDP-15-011) must be submitted to DPZ for signature approval 120 days from the January 1, 2018 due date (on or before **May 1, 2018**).
- 2) The deed of adjoiner to reconfigure/consolidate parcels (that affect this property) must be recorded prior to the submittal of the SDP originals, per WP-18-039.
- 3) Compliance with those conditions and requirements outlined in the technically complete letter dated April 24, 2015 for SDP-15-011.

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

Extraordinary Hardship:

The site development plan for this project was granted a 180-day extension from the date that SDP-14-074 (for the adjoining townhome development) passes the APFO Schools Test. The SDP for the church and the SDP for the townhome development were reviewed in tandem; the adjoining townhome development will provide the church with a new access road that will spur from the proposed road for the town home project. The petitioner has stated that the developer for the townhome project is actively engaged with BGE, Verizon and Comcast regarding utility relocations and service to the community. In addition, the developer for the townhome project is in process of

finalizing an agreement with a national homebuilder. And for these reasons, the SDP for the Bethel Church project will require an extension to submit the SDP originals so that the above conditions can be completed.

Not detrimental to public interest:

Approval of the alternative compliance 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 facilitate the coordination of the various project deadline dates and provides time to prepare/complete the various Developer Agreements.


Not nullify the intent or purpose of the regulations:

Approval of this alternative compliance 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 and there are no additional revisions to the plan is required.

* Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date of approval on the SDP (SDP-15-011). **This requested waiver will remain valid for the time period specified in the conditions of approval (stated 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
DED
File: SDP-15-011
J. Chris Pippen
Vogel Engineering