



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

March 12, 2018

Bethel Baptist Church
of Howard County, Inc.
attn: Jeff Warren, Trustee
4261 Montgomery Road
Ellicott City MD 21043

RE: WP-18-081 Bethel Baptist Church (F-15-018, SDP-15-011)

Dear Mr. Warren:

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 16.144(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.

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 two (2) conditions:

- 1) Within 60 days from the April 28, 2018 deadline date (on or before **June 27, 2018**), the developer/property owner shall submit the **final plat** original mylars to DPZ.

Within 60 days from the May 1, 2018 deadline date (on or before **June 30, 2018**), the developer/property owner shall complete the developer's agreement process, pay required sureties and submit the **SDP** original mylars to DPZ.

- 2) Provide as a general note on the final plat and the SDP 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:Hardship:

The petitioner is seeking a 60-day extension to complete the developer's agreements and to submit the final plat and SDP mylar originals for the purposes of coordinating with the adjacent Long Gate Overlook development. The petitioner has stated that this extension request is to provide additional time necessary to complete private real estate agreements and contractual transactions between the property owner and the contract purchaser of the Long Gate Overlook project. The Long Gate Overlook project is being developed in tandem with the Church's site improvements - a new (private) access road for the Church that will be shared with its project. Because of these reasons, the petitioner would experience an undue hardship should this 60-day extension is not granted.

Alternative proposal:

The petitioner has stated that there are incomplete agreements between the owner and contract purchaser of the Long Gate Overlook development and, therefore, additional time is being requested for that project to finalize those arrangements and to complete the developer's agreement process. That process is affecting the timing to complete the developer's agreement for the Church's project. There is not an alternative proposal to this request; the petitioner has provided satisfactory justification for why this project warrants additional time to complete the developer's agreements and to file the plat and SDP mylar originals.

Not detrimental to public interest:

By granting this alternative compliance petition, it will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties, because the final plat and the SDP are both approved for with no further plan review comments or outstanding site issues to resolve.

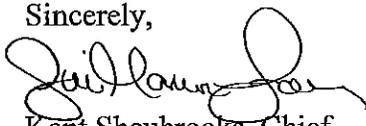
Not nullify the intent or purpose of the regulations:

The approval of this alternative compliance request will not nullify the intent of the Regulations which requires the developer, within 180 days of receiving final plat and SDP approval, to satisfy the developer's agreements and to submit the final plat and SDP mylar originals. Since the filing of this petition, there has not been changes to either the plat or SDP and both plans remains in compliance with all regulations. The petitioner understands that the approved final plat and SDP must remain compliant with all plat and site development regulations and procedures.

*** This alternative compliance petition 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,


for Kent Sheubrooks, Chief
Division of Land Development

KS/dj

cc: Research

DED

Real Estate Services

Files: SDP-15-011 and F-15-018

Vogel Engineering + Timmons Group