



# 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

June 28, 2018

Gaines A.M.E. Church, Inc.  
7134 Montgomery Road  
Elkridge, MD 21075

Dear Sir or Madam:

RE: WP-18-084, Gaines Chapel A.M.E. Church

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 of **Section 16.155(a)(1)(ii)** - Which requires a site development plan for non-residential development and for disturbance greater than 5,000 square feet. The improvements include a 20-foot by 24-foot addition, and a new stair and ramp system.

Approval is subject to the following conditions:

1. Compliance with comments from the Department of Inspections, Licenses and Permits dated June 25, 2018.
2. Compliance with all conditions of approval from the Historic Preservation Commission meeting held on June 7, 2018.
3. The improvements are limited to the 20-foot by 24-foot addition, and a new stair and ramp system as shown on the Alternative Compliance Exhibit received on June 10, 2018.
4. The petitioner shall comply with all applicable County, State and Federal regulations and obtain all necessary permits.
5. Compliance with the conditions of approval for BA-15-10N&V.

Our decision was made based on the following:

### Not Detrimental to the Public Interest

The approval of this alternative compliance request will not be detrimental to the public interest. The SRC agencies have reviewed the alternative compliance exhibit in accordance with their regulations and have determined that the exhibit is an adequate substitution for a site development plan given the size of the addition and the small area of disturbance.

### Alternative Proposal

Section 16.155(a)(1)(ii) of the Subdivision and Land Development Regulations requires the submission of a site development plan (SDP) for the proposed improvements. The detail plan exhibit submitted with this petition is a suitable substitute for the SDP requirement which provides information necessary to evaluate this request for compliance with Regulations.

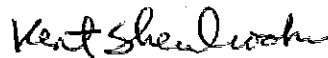
Will Not Nullify the Intent or Purpose of the Regulations

The proposal is an acceptable alternative to submitting a site development plan for standard review because the alternative compliance exhibit complies with the Decision and Order issued by the Howard County Hearings Examiner and complies with the current Regulations. The site does not initiate the need for stormwater management since the limit of disturbance is less than 5,000 square feet.

Indicate this alternative compliance 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 alternative compliance approval will remain valid for one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at [BLuber@howardcountymd.gov](mailto:BLuber@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/BL

Enclosure

cc: Research  
DED  
Real Estate Services  
SP Arch, Inc.