



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

July 16, 2018

Locust United Methodist Church
6851 Martin Road
Columbia, MD 21044

RE: WP-18-133, Locust United Methodist Church

Dear Applicant:

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 16.156(g)(2) Procedures for Filing and Processing Site Development Plan Applications**.

Approval is subject to the following conditions:

1. SDP-18-047 must be resubmitted 135 days from the date of this alternative compliance approval (on or Before November 28, 2018).
2. Compliance with all SRC Agency comments on SDP-18-047.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: The applicant would have experienced extraordinary hardship and practical difficulties with strict compliance with the regulations. A sight distance study was required per Howard County SRC comments. The time required to retain traffic study services, for the study to be performed, and incorporate the results into the proposed plan design could not have been accomplished within the 45-day time limit. The architect for the church addition, Alexander Design Studio, was also delayed due the flooding in Ellicott City. The requested revisions and work to be performed cannot be completed in order to resubmit the plans within the time limit imposed by strict adherence to the Regulations.

Alternative Proposal: Alternatively, allowing this alternative compliance request would grant the time required to retain additional professional service, incorporate the results into the proposed plans and resubmit with the required supporting documents. The revised plans and reports would then be reviewed by County staff for compliance with the regulations.


Not Detrimental to the Public Interest: Approval of this alternative compliance request would not have been detrimental to the public interest. Allowing additional time to complete the required studies and incorporate the information into the proposed plans would bring the design into compliance with the Regulations per SRC requirements.

Will not nullify the intent or purpose of the regulations: The intent and purpose of the Regulations is to promote a timely and consistent review process. The additional time requested would allow for the completion of the required additional information and documentation in order for County requirements to be fully addressed. The project will be brought closer to compliance with the Regulations with the required study and report.

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 requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Nicholas Haines at (410) 313-4333 or email at nhaines@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/NH

cc: Research
DED
Real Estate Services
DS Thaler and Associates