



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

March 17, 2018

Locust United Methodist Church
6851 Martin Road
Columbia, MD 21044

RE: WP-20-076, 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(m) Procedures for Filing and Processing Site Development Plan Applications**.

Approval is subject to the following conditions:

1. SDP-18-047 must be resubmitted 120 days from the date of the alternative compliance approval (on or Before July 15, 2020).
2. Compliance with all SRC Agency comments on SDP-18-047.
3. The submitted SDP must comply with the current forest conservation requirements. Please reference current Howard County Forest Conservation requirements and ensure all notes and tables on the submitted plans are up to date. Please contact the plan reviewer with questions.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: The applicant will experience extraordinary hardship and practical difficulties with strict compliance with the regulations. The Pastor Rev. Jane Wood who initiated the project has retired with the Rev. Marion Easterling now leading the congregation. The transition in leadership combined with the Church requiring additional documentation has prevented the Church from meeting the prescribed plan submission deadline. The site development plan has received technically complete status. The requested additional time will allow the necessary documentation to be processed to then permit the submission of the mylar originals.

Alternative Proposal: Alternatively, allowing this alternative compliance request will grant the time required to process the necessary documentation and submit the mylar originals and supporting documents. The original plans could then be checked by County staff for compliance with remaining comments and circulated for the necessary signatures.

Not Detrimental to the Public Interest: Approval of this alternative compliance request will not be detrimental to the public interest. Additional time to complete the required paperwork and then submit the mylar plan originals for signatures will complete the plan review process and allow the Church to complete its process according to the approved design.

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 will allow for the completion of the required additional paperwork and documentation in order for County requirements to be fully addressed. The project will be brought closer to completion with the request's approval.

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,



Anthony Cataldo, Chief
Division of Land Development

AC/NH

cc: Research
DED
Real Estate Services
DS Thaler and Associates