



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

January 27, 2022

Jim McKee
Chapelgate Presbyterian Church
2600 Marriottsville Road
Marriottsville, MD 21104

RE: WP-22-067, Chapelgate Woods

Dear Mr. McKee:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject project was reviewed.

On January 21, 2022 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **approved** your request for alternative compliance with respect to **Section 16.144(p) and 16.144(q)** of the Subdivision and Land Development Regulations to extend the deadline dates to submit Developer's Agreement, pay fees and surety and submit the original plat for signature and recordation.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(p) and 16.144(q) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the one (1) item] you were required to address, pursuant to Section 16.104(a)(1):

1. Unreasonable hardship or practical difficulties may result from strict compliance with the regulations.

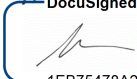
Strict compliance to the statutory deadlines would result in voiding a project that has continued to progress through the process in multiple stages and plan submissions. Should this alternative compliance not be granted, the developer would be required to forfeit their current approval and submit a new application and the same plans for review. This would be an unreasonable hardship since the recordation of F-21-014 was required to complete the signature process of the road construction drawings for F-21-011. Both plans have been progressing through the County approval process. There have been no changes in the regulations that would be circumvented with the approval of this alternative compliance. Approval of the alternative compliance promotes efficiency of the plan review process.

Approval of this Alternative Compliance is subject to the following conditions:

1. The developer's agreement for F-21-011 shall be submitted within 90 days of the previous statutory deadline of December 29, 2021 (**on or before March 29, 2022**).
2. The final plat for F-21-011 shall be submitted within 60 days of the previous statutory deadline of February 27, 2022 (**on or before April 28, 2022**).

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

If you have any questions, please contact Jill Manion at (410) 313-2350 or email at jmanion@howardcountymd.gov.

Sincerely,
DocuSigned by:

1EB75478A22B49A...
Anthony Cataldo, AICP, Chief
Division of Land Development

AC/jam

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Vogel Engineering
Security Development



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: RESUBDIVISION OF NON BUILDABLE BULK PARCEL B (CHAPELGATE)

Subdivision Name/Property Identification: CHAPELGATE WOODS

Location of property: 2600 MERRIONSVILLE ROAD

Existing Use: VACANT Proposed Use: RESIDENTIAL

Tax Map: 16 Grid: 10 Parcel No: 110 Election District: 3RD

Zoning District: CEF-M Total site area: 19.86 AC

Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

- F-21-011
- P-20-002
- S-19-001
- EGP-18-062
- EB-1105-M
- F-21-014

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
16-144 (p)	PAYMENT OF FEES + POSTING OF FINANCIAL OBLIGATIONS WITHIN 120 DAYS OF RECEIVING DECISION
16-144 (q)	FINAL SUBDIVISION PLAN WITHIN 180 DAYS OF FINAL PLAN APPROVAL THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAN

Section Reference No.	Brief Summary of Request

Signature of Property Owner: James R. McKee Date: 12-21-2021

Signature of Petitioner Preparer: [Signature] Date: 12-23-21

Name of Property Owner: CHAPEL GATE PRESS CHURCH

Name of Petition Preparer: VOGEL ENGINEERING + TIMMONS

Address: 2600 MERIDOTTSVILLE ROAD #10

Address: 3300 N. RIDGE ROAD #110

City, State, Zip: MERIDOTTSVILLE, MD, 21104

City, State, Zip: ELLCOTT CITY, MD 21043

E-Mail: jmckee@chapelgate.org

E-Mail: Bob.Vogel@Timmons.com

Phone No.: 410 442 5888

Phone No.: 410 461-7666

Contact Person: Jim McKee

Contact Person: Bob Vogel

Owner's Authorization Attached