



# 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

October 14, 2022

Bethel Baptist Church of Howard County MD  
c/o Triangle Development  
attn: Chris Pippen  
4261 Montgomery Road  
Ellicott City MD 21043

RE: **WP-23-032 Bethel Baptist Church** (SDP-15-011)

Dear Mr. Pippen:

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 October 12, 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 **Sections 16.156(l) and (m)** of the Subdivision and Land Development Regulations to extend the deadline by 90 days to complete the Developer Agreement process and to submit the site development plan for signature approval.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Sections 16.156(l) and (m) 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):

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

The purpose of this alternative compliance petition is to grant the applicant an additional 90 days to complete the DPW Developer's Agreement and submit the site development plan originals for SDP-15-011. The extension will also allow time for the companion record plat creating easements (F-15-018) to be signed and recorded. The SDP was reviewed by the Subdivision Review Committee (SRC) and determined to comply with the Land Development Regulations as amended in 2019 to comply with the amended stormwater management and drainage regulations of the Design Manual, Vol 1. The applicant states in alternative compliance justification that an insurance policy is being sought and the Church is waiting for the insurance certificate to be issued. Once the insurance certificate is issued, then the Developer Agreements will be returned to the County for review and processing. Strict compliance with the Subdivision Regulations would require the owner to prepare and submit a new site development plan that matches the one already approved. Granting of this alternative compliance promotes efficiency of the plan review process.

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

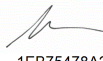
1. The applicant/developer must fulfill the DPW Developer Agreement requirements and submit the SDP (electronically) for signatures within 90 days from the date of this alternative compliance approval (on or before January 10, 2023).

2. Provide a note on the Site Development Plan (SDP-15-011) that references this alternative compliance petition approval.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on the site development plan. This alternative compliance approval will remain valid for the time period specified in the conditions of approval.

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

Sincerely,

DocuSigned by:  


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

AC/dj

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Vogel+Timmons



DPZ Office Use only:  
 File No.  
 Date Filed

**ALTERNATIVE COMPLIANCE APPLICATION**

Site Description: Bethel Baptist Church, Parcel A  
 Subdivision Name/Property Identification: Bethel Baptist Church  
 Location of property: Montgomery Road  
 Existing Use: Church Proposed Use: Church  
 Tax Map: 24 Grid: 24 Parcel No: 588 Election District: 2nd  
 Zoning District: R-A-15 / RS-1 Total site area: 5.3811 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:

SDP-15-011 WP-16-044  
F-15-018  
WP-18-058  
WP-18-032

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
16.156(i)	MILESTONE TO SUBMIT DEVELOPER AGREEMENT AND POST SURETY.
16.156(m)	MILESTONE TO SUBMIT SDP ORIGINALS

Section Reference No.	Brief Summary of Request

Signature of Property Owner:

*J. Glen Papp*

Date:

9-20-22

Signature of Petitioner Preparer:

*[Signature]*

Date:

9-20-22

Name of Property Owner:

Bethel Baptist Church of Howard County, Inc.

Name of Petition Preparer:

Vogel Engineering + Timmons Group

Address:

4261 Montgomery Road

Address:

3300 North Ridge Road., Suite 110

City, State, Zip:

Ellicott City, MD 21043

City, State, Zip:

Ellicott City, Maryland 21043

E-Mail:

triangle dev corp@aol.com

E-Mail:

Rob.Vogel@timmons.com

Phone No.:

410-404-8246

Phone No.:

410-461-7666

Contact Person:

Chris Pippen

Contact Person:

Robert H. Vogel

Owner's Authorization Attached