



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

October 26, 2023

Pastor Taebok Lee
New Path Reformed Church, Inc.
8074 Trotter Chase
Ellicott City, MD 21043

Dear Pastor Lee:

RE: WP-24-034, New Path Reformed Church

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 25, 2023 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 16.156(m)** of the Subdivision and Land Development Regulations to grant a 90-day extension the deadline date for the completion of the developer's agreement, payment of fees and submission of the site development plan originals for signatures.

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

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

Strict compliance to the regulations would result in unreasonable hardship for the property owner. The property owner recently received approval from the Hearings Examiner to phase the project. This resulted in an amendment to the site development plan thus requiring an extension to the current deadline date. By strictly adhering to the regulations, all plans would be considered void, and the owner would be forced to start the plan review and approval process again. This would require the resubmission of a new application and plans. Although the project will be completed in 2 phases, the amendment to the SDP are minor changes. Once the phases are constructed, the final site construction will match the originally approved SDP and conditional use exhibit. By extending the deadline date for completion of the developer's agreement, payment of fess, and submission of the site development plan, the property owner will be given the opportunity to complete the project in phases without restarting the review process. The granting of this alternative compliance would promote efficiency of the plan review process as it would allow the project to be completed in accordance with the approved phased conditional use application.

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

1. The developer agreement and payment of fee for Site Development Plan (SDP-22-007) must be completed on or


before December 2, 2023.

2. The mylars for SDP-22-007 must be submitted for signatures on or before December 2, 2023.
3. On all future plan submissions, provide a brief description of alternative compliance petition, WP-24-034, as a general note to include request(s), section(s) of the regulations, action and date.

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 the time period specified in the conditions of approval.

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

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/bl

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



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: New Path Reformed Church

Subdivision Name/Property Identification: New Path Reformed Church

Location of property: 10425 Clarksville Pike, Ellicott City, Maryland 21042

Existing Use: Residential **Proposed Use:** Church

Tax Map: 29 **Grid:** 18 **Parcel No:** 106 **Election District:** 5th

Zoning District: R-20 **Total site area:** 1.725 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:

BA-19-031c
 ECP-21-003
 SDP-22-007
 WP-23-029

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(k) 16.156(l)	Milestone for Developer Agreement
16.156(m)	Milestone for submission of original drawings for signatures

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Taebok Lee* Date: 10 / 02 / 2023

Signature of Petitioner Preparer: *Rob Vogel* Date: 10/3/23

Name of Property Owner: New Path Reformed Church Inc. Name of Petition Preparer: Vogel Engineering + Timmons Group

Address: 8074 Trotters Chase Address: 3300 North Ridge Road - Suite 110

City, State, Zip: Ellicott City, Maryland 21043 City, State, Zip: Ellicott City, Maryland 21043

E-Mail: nprchurch@gmail.com E-Mail: rob.vogel@timmons.com

Phone No.: 410-829-8829 Phone No.: 410-461-7666

Contact Person: Taebok Lee Contact Person: Robert H. Vogel

Owner's Authorization Attached