



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

August 27, 2024

Samuel Twene
ACCI MD Assembly, Inc.
12818 Claxton Dr.
Laurel, MD 20208
Email: stwene02@gmail.com

RE: WP-25-013 The Apostles' Continuation Church

Dear Mr. Twene:

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 August 23, 2024 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 16.156(m)** of the Subdivision and Land Development Regulations to request a 90-day extension to the August 4, 2024, deadline date for the submission of the site development plan mylar originals for signatures.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 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.

The applicant is requesting relief from the milestone requirements of the Subdivision and Land Development regulations. The processing of the developer's agreement was delayed due to the applicant not being familiar with the development process. The applicant initiated the preparation of the developer's agreement in February 2024, and it was not issued to the applicant until July 2024. The applicant had difficulty obtaining required information to complete the developer's agreement in a timely manner. The length of time to secure the required information has delayed the applicant's ability to submit the site development plan originals. Strict compliance with the regulations would create an unreasonable hardship, by requiring the applicant to resubmit a new site development plan, which would match the existing plan that was reviewed by County Agencies and was determined to be technically complete on February 6, 2024. Approval of the alternative compliance promotes efficiency of the plan review process since all agency comments have been addressed on the current site development plan.

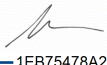
Approval of this Alternative Compliance is subject to the following conditions:

- 1. The original plans for the site development plan (SDP-23-037) must be submitted for signature on or before November 2, 2024.**

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 one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Kathryn Bolton at (410) 313-3369 or email at kbolton@howardcountymd.gov.

Sincerely,

DocuSigned by:


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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/kb

cc: Research
DLD - Julia Sauer
Real Estate Services
GLW Engineering – Lloyd Davis

□

Alternative Compliance Application Form Submitted
Howard County Department of Planning and Zoning
3430 Court House Drive | Ellicott City | MD | 21043
TEL: 410.313.2350

The following Application has been submitted:AC-135

PROJECT IDENTIFICATION

Site Description: The Apostles' Continuation Church
Location Address: 9130 Bursa Road, Laurel, MD, 20723
Existing Use: Vacant
Proposed Use: Church/Worship center
Tax Map: 47
Grid: 23
Parcel No: B-5
Election District: 6
Zoning: CAC-CLI
Total Site Area: 1.5

PREVIOUSLY SUBMITTED OR CURRENTLY ACTIVE PLANS ON FILE

SDP-23-037

SECTION REFERENCE INFORMATION

Your initial Application Fees cover up to 2 Section References for this application.

1.) Section Reference No.: 16.156(m)

Brief Summary of Request: The originals of the Site Development Plan shall be submitted within 180 days of approval (Technically Complete letter). The application is to request an extension of 180 days.

2.) Section Reference No.:

Brief Summary of Request:

Adding more than 2 Section Reference Numbers will incur an additional fee. You can the additional Section Reference Numbers below.

3.) Section Reference No.:

Brief Summary of Request:

4.) Section Reference No.:

Brief Summary of Request:

5.) Section Reference No.:

Brief Summary of Request:

6.) Section Reference No.:

Brief Summary of Request:

7.) Section Reference No.:

Brief Summary of Request:

8.) Section Reference No.:

Brief Summary of Request:

PROPERTY OWNER INFORMATION

Name: Samuel Twene
Owner Company Name: ACCI MD Assembly, Inc.
Address: 12818 Claxton Dr., Laurel, MD, 20208
Phone: (301) 675-0754
Email: stwene02@gmail.com

PREPARER INFORMATION

Preparer Company Name: GLW Engineering
Name: Lloyd Davis
Address: 3909 National Drive, Burtonsville, MD, 20866-____
Phone: (301) 421-4024
Email: ldavis@glwpa.com

CONTACT US

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