



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

October 31, 2016

Curtis Cumberland  
Cumberland Development Corp.  
16391 A.E. Mullinix Road  
Woodbine, MD 21797

RE: WP-17-028 Wilford Property- Lot 2

Dear Mr. Cumberland:

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(o)(1)(i)** and **Section 16.156(o)(2)**.

Approval is subject to the following conditions:

1. Approval of SDP-13-089 is hereby reactivated and extended for one year from the date of the alternative compliance approval letter to apply for building permits to initiate construction on the subject property (on or before October 31, 2017). The applicant shall comply with all building permit application requirements of the Department of Inspections, Licenses and Permits.
2. The micro-bioretenion facility shall be constructed under current standard with a 10" deep extra gravel layer underneath of the underdrain to provide 25% ESDv at 40% voids and with an underdrain and overflow distribution pipe. Refer to the attached comments from the Development Engineering Division.
3. When the next redline revision to SDP-13-089 is submitted for processing, should any plan changes be proposed by the applicant, add a general note on sheet 1 referencing this alternative compliance file number, request, section of the regulations and approval date of the one-year extension to apply for building permits.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

SDP-13-089 was approved on October 29, 2014. At the time of approval, Cumberland Development Corporation, the owner/developer, had a contract with a potential purchaser to buy the proposed house indicated on the site development plan. The potential purchaser was unable to secure financing and the purchase contract was terminated. The property has been on the market since that time. Cumberland Development Corporation now has a contract purchaser to acquire the proposed house indicated on the site development plan. An extraordinary hardship would result if the owner/developer were required to prepare and submit a new site development plan. The delay resulting from the submission and review period for a new site development plan would void the current purchase contract and practical difficulties would result if the owner/developer were forced to begin a new marketing effort in a time of difficult financing.

Not Detrimental to the Public Interest:

Extending the approval of the site development plan would not be detrimental to the public interest because the approved site development plan meets all current requirements and standards. There have been no

substantial changes to the regulations or other requirements since approval of the site development plan. The plan has been reviewed and approved by the Subdivision Review Committee. It will not be detrimental to the public interest to extend the deadlines to apply for building permits for the approved construction.

Will Not Nullify the Intent or Purpose of the Regulations:

The site development plan has already been reviewed per the applicable regulations and approved by the Subdivision Review Committee. Extending the deadline to apply for building permits will not nullify the purpose of the regulations since there have been no substantial changes since the plan was approved.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, site development plans and building permits. This requested alternative compliance will remain valid for one year from the date of this letter or as long as this building permit remains in active processing.

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

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/eb

cc: Research  
DED  
Real Estate Services  
Adcock & Associates