



# 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 6, 2020

Cary Cumberland  
815 Windriver Drive  
Sykesville, MD 21784

RE: WP-20-054 Gray Rock- Section 2, Lot 23

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)**.

Approval is subject to the following conditions:

1. The approval of SDP-16-020 is hereby reactivated. The developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site within 6 months from the date of this Alternative Compliance approval letter (**on or before July 6, 2020**).
2. Prior to application for building permits, a redline revision must be approved and completed to show the 100-year and the 3.5-hour 6.6-inch storm event management per comments from the Development Engineering Division dated 12/11/19. A general note regarding this alternative compliance extension shall be added to SDP-16-020 as part of the redline revision.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Strict compliance with the Regulations would require a new site development plan to be submitted for review and approval. This would result in a substantial time delay. The current owner is a small local Howard County builder, Viking Custom Homes. The builder previously had a contract to build a home for a young couple and submitted SDP-16-020 to DPZ for approval, but the buyers lost their financing capability and had to back out of the deal. The SDP was approved on April 15, 2016 and the builder continued marketing the property for several years until a new client was obtained. A building permit application was recently submitted for the improvements proposed on SDP-16-020, but the permit was denied because the one-year deadline had passed. The Subdivision Review Committee agencies have reviewed the proposed extension request. Prior to issuance of a building permit, the plan will be updated through the redline revision process to comply with current stormwater management requirements.

Not Detrimental to the Public Interest:

The approval of this alternative compliance petition will not be detrimental to the public interest. Extending the deadline to submit applications for building permits will allow the project to progress towards completion without the substantial delay associated with the review and approval of a new site development plan. The Site Development Plan, SDP-16-020, has been reviewed by the Subdivision Review Committee for compliance with all applicable State and County regulations.


Will Not Nullify the Intent or Purpose of the Regulations:

Approval of this Alternative Compliance request will not nullify the intent of the Regulations. The Site Development Plan was approved by the Subdivision Review Committee and signed by DPZ on April 15, 2016. The plan will be updated through the redline revision process to comply with current stormwater management requirements. The granting of the requested extension will allow the builder to apply to the Department of Inspections, Licenses and Permits for building permits once the redline revision is completed.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date on SDP-16-020 and any associated grading/building permits. This requested alternative compliance will remain valid for the time period specified in the conditions of approval.

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

Sincerely,



Acting Chief

Division of Land Development

cc: Research  
DED  
Real Estate Services

DEPARTMENT OF PLANNING AND ZONING  
DEVELOPMENT ENGINEERING DIVISION

December 11, 2019  
RECEIVED  
DEC 09 11:14  
Division of Land Development  
Department of Planning & Zoning

TO: Jill Manion, Acting Chief  
Division of Land Development

FROM: Chad Edmondson, Chief *CE*  
Development Engineering Division

Project Engineer: \_\_\_\_\_ Nicole Ming Yan

RE: DP&Z File #: \_\_\_\_\_ WP-20-054

\_\_\_\_\_ Gray Rock - Section Two - Lot 23

After review of the submitted information requesting a waiver of the Subdivision and Land Development Regulations, Section 16.156.(o)(1)(i), which requires that within one year of signature approval of the site development plan original, the developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site. this Division has **NO OBJECTION** subject to SDP-16-020 redline approval obtained by developer for the 100-year and the 3.55-hour 6.6 inch storm event storm management. This decision is based principally on the fact:

- 1.Intent of the Regulations will be served through the implementation of the alternative proposal;
- 2.the approval of alternative compliance would not detriment the public interest;