



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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Marsha S. McLaughlin, Director

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January 31, 2014

Thomas Palacorolla
12183 Tridelphia Road
Ellicott City, MD 21042

RE: WP-14-069, Riverwatch

Dear Mr. Pallacorolla:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request to waive **Section 16.120.b.12**, which states that the off street parking requirement shall be met within 200 feet or less from the main entrance to an apartment building or the midpoint of a group of single family attached units. The proposed development will place parking for the new apartment building outside the 200 foot requirement. A large parking lot and street parking adjacent to the building fulfill some of the parking needs for the site. Additional spaces in a parking lot across Furnace Avenue bring the parking requirements into compliance.

Approval is subject to the following conditions:

1. The property management company that manages the "Riverwatch" property will need to monitor and regulate the parking situation on the property. Parking spaces will need to be assigned to specific residence types and uses. Signage or space numbering will need to be provided to regulate parking for both the residential and commercial elements. A note shall be added to the general notes on the Site Development Plans stating this on the updated plans. The owner or management company for this project shall manage and monitor the on-site parking on a regular basis and respond to any parking inadequacies immediately should any parking problems arise in the future.
2. Subject to compliance with SRC agency comments issued for the redline revision for SDP-08-109.
3. Signage and markings for guest and commercial use parking should be provided by the developer or some other alternate method to ensure adequate parking for the different uses (townhouses, apartment units, and commercial tenants).

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - The applicant has extraordinary hardships and practical difficulties in meeting the parking distance requirement. Part of Parcel A is encumbered with floodplain and stream buffer, limiting the available locations for structures and parking. Furthermore, the site is bisected by a public road, Furnace Avenue, and Lot B is "L" shaped which increases parking distances. The applicant is trying to achieve a number of units to make the project feasible while meeting parking design, circulation, and fire safety requirements as well as meeting design requirements within the Howard County Zoning Code to redevelop this property from a gravel processing center to additional residences that better fit the residential nature of the neighborhood. Obtaining this waiver is the only way

to meet all parking on-site without requesting a reduction in the number of spaces required. This waiver to exceed the 200 foot limit is necessary otherwise a reduction of units and/or off-site parking agreements may be required.

Implementation of an Alternative Proposal – Alternatively, a portion of the residential development located near the main parking areas and buffers could be removed or relocated if the project were redesigned. However, doing so would decrease the overall number of residential units on site and could possibly make the project unfeasible from a monetary aspect. Approval of this waiver request will allow the project to achieve the minimum required parking spaces on-site to serve the apartment tenant.

Not Detrimental to the Public Interest - Approval of this waiver request will allow the project to move forward as designed with all the required parking on-site without requests for parking reductions or encroachment into environmental features. The parking as proposed will not substantially impair the appropriate use or development of the surrounding properties.

Will Not Nullify the Intent or Purpose of the Regulations - Approval of the waiver request will allow the most efficient use of the space located on site while still maintaining parking within the property boundaries. The proposed design for this project maximizes the space used for residences and necessary site elements and is considered reasonable development for this property located near the Route 1 corridor. Approval of this waiver will allow the project to meet the minimum off-street parking spaces on-site at a reasonable distance to the main entrance to the apartment building.

Indicate this waiver 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 requested waiver will remain valid for one year from the date of this letter or as long as this site development plan redline remains in active processing.

If you have any questions, please contact Nicholas Haines at (410) 313-2350 or email at nhaines@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JMF/NH

cc: Pheonix Engineering, Inc.
Research
DED
Real Estate Services