



Howard County Department of Planning and Zoning
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Valdis Lazdins, Director

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December 17, 2015

Warfield Woods, LLC
c/o Kennard Warfield, Jr.
14451 Triadelphia Road
P.O. Box 30
Glenelg, Maryland 21737

RE: WP-16-069/Warfield's Woods
Lots 1 to 30 and O.S.Lots 31 to 35
(SP-16-001)

Dear Mr. Warfield:

The Director of the Department of Planning and Zoning considered the request for waiver(s) from the Howard County Subdivision and Land Development Regulations for the above referenced project.

As of the date of this letter, the Planning Director **Approved** the waiver request to Section 16.120(c)(4) requiring single-family attached (SFA) lots have a minimum of 15' of frontage on a public road; SFA lots may be approved without public road frontage provided they front on a commonly owned area containing a parking area or private road not exceeding a length of 200' measured from the edge of the public right-of-way along the centerline of the private road. Approval is subject to the following conditions:

1. The interior private street and parking areas shall be privately owned and maintained by a Homeowner's Association for the Warfield's Woods Subdivision.
2. The length of each driveway for all single family detached dwelling units in the Warfield's Woods townhouse development shall be a minimum of 18' from the front of the garage to the sidewalk or curb line of the interior private road if no sidewalk is provided.
3. The private roadway shall be constructed to County Design standards and maintained by the Homeowners Association for this development.
4. Compliance with the Subdivision Review Committee agency comments for SP-16-001/Warfield's Woods.

JUSTIFICATION FOR APPROVAL:

1. Extraordinary hardships or practical difficulties will result from strict compliance with the Regulations. The Warfield's Woods project consists of 9.25 acres zoned R-SA-8 and is currently the site of the US Woodstock Post Office. The developer will be razing all structures on the parcel and will construct 30 single-family attached townhouse units

surrounded by open space dedicated to the Homeowner's Association. The project will be served by a private interior roadway with units oriented such that the proposed garages will be loaded and accessed from the private road. However, due to the irregular shape of Parcel 25, as well as the location of the existing storm water management associated with the 100 Year Flood Plain and steep slopes, this project cannot meet the road design requirement. To deny the waiver would cause extraordinary hardship by limiting the buildable lot area and reducing the density allowed by the R-SA-8 Zoning District.

2. The intent of the Regulations will still be served to a greater extent through implementation of an alternative proposal and approval of the waiver request(s) will not nullify the intent of the Regulations. The intent of the Regulations is for units to be within 200' of a public road for safe and easy vehicular accessibility onto an approved public right-of-way. The developer will be constructing a private roadway to meet County standards of which all units will access. All units will have a rear loaded garage with adequate off-street parking for two vehicles in the driveway with a minimum length of 18' to the curb line or edge of a sidewalk. In accordance with Section 16.132(a)(2)(i) of the Subdivision Regulations, private roads in multifamily developments may be private rather than public but must be designed and constructed in accordance with the Design Manual. The developer of this project shall be required to construct the private roadway to County standards and shall be maintained by the Homeowners Association.

3. Approval of the waiver will not be detrimental to the interests of the public. Approval of the waiver will permit a design which provides for rear entry garage units with off-street parking to be internal to the project. This will then allow a streetscape of green space to be created along MD Route 99 without interruption of separate driveways for each unit. An open space area will surround the units and will serve to buffer development from surrounding properties. Use of retaining walls, landscape walls, private on lot storm water management devices and private Filterra storm water management practices will be utilized to minimize the impact of the development to surrounding properties.

Indicate this waiver petition file number, request, section of the regulations, action taken, date and conditions of approval on all related future plats, site development plans and and/or building permits. This requested waiver will remain valid for as long as development plans remain in active process. Should you have any questions regarding this matter, please contact Brenda Barth at (410) 313-2350 or email: bbarth@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development



:btb

cc: Research/DED/SP-16-000
Fisher, Collins & Carter