



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

March 28, 2018

Eve and Steve Stamatakis
8418 High Ridge Road
Ellicott City, MD 21043

Dear Mr. and Mrs. Stamatakis:

RE: WP-18-067, Stamatakis Property

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 16.120(c)(2)(1)** requiring have 20 feet of road frontage for single pipestem lots serving single-family detached dwellings, and from **Section 16.127(c)(4)(i)** which requires any existing driveway entrances onto the public road right-of-way must be connected to a single use-in-common driveway or abandoned.

Approval is subject to the following conditions:

1. Compliance with all Subdivision Review Committee comments.
2. The alternative compliance application number (WP-18-067) and its conditions of approval must be added to all subdivision plans and final plat.
3. The proposed lot for the existing house must comply with all setbacks per the R-20 Zoning Regulations.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty -

The property owners are retired and planned to use the proceeds from the rear lot to fund their retirement. Although the property is .942 acres in size, if a 20-foot wide pipestem were required for the rear lot, the minimum lot size (20,000 square feet) could not be provided. In 2007, when the adjacent property was subdivided, a use-in-common access easement was provided for the subject property. Although the property owners access will be provided off-site via the existing shared driveway, minimum road frontage will be provided by an 8-foot wide pipestem. The lot is rectangularly shaped with the existing house and attached garage shifted to the far eastern side of the property with the pipestem for the new lot proposed at the western property line. Requiring the abandonment or sharing of a driveway would require the driveway for the existing house to cross the front lawn area and would detract from the character and setting of the neighborhood and would require additional unnecessary impervious surface since the new lot has the right to utilize the shared driveway provided by the adjacent subdivision.

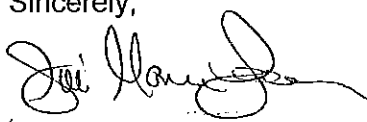
Not Detrimental to the Public Interest - Approval of the alternative compliance request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding residential properties. Although the developer is proposing an additional lot, the new lot will use the existing off-site driveway until it becomes a single driveway to serve the new home. The public should not be impacted by this subdivision, since the access easement for the parcel was created in 2007 with the recordation of the Carver Estates subdivision plat. In addition, allowing the existing lot to retain its existing driveway will maintain the existing character of the neighborhood since the new lot will be located behind the existing dwelling.

Will Not Nullify the Intent or Purpose of the Regulations - Approval of this alternative compliance request will not nullify the intent or purpose of the regulations. Although the developer will not be providing the minimum 20-foot road frontage required, an 8-foot pipestem will be provided. The new lot will share an existing use-in-common access easement which was established with the recordation of a plat for the neighboring subdivision in 2007. The existing lot will maintain its existing driveway instead of sharing the off-site use-in-common driveway. If the existing lot were required to share the off-site driveway, a new driveway will be constructed across the front of the lot to the garage located at the opposite side of the property.

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 Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/BL

cc: Research
DED
Real Estate Services
Vogel & Timmons Engineering