



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

September 19, 2018

Lawrence and Lois Hyman
3681 Folly Quarter Road
Ellicott City, MD. 21042-1452

RE: WP-19-015: Foxleigh
(associated with F-18-120)(Foxleigh)

Dear Mr. and Ms. Hyman:

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)(i)** which requires that preservation parcels which cannot be further divided under current zoning must have a minimum of 20' of public road frontage.

Approval is subject to the following conditions:

1. The frontage onto Folly Quarter Road for the pipestem serving Non-Buildable Preservation Parcel 'A' may not be less than 16.68 feet in width, as shown on the exhibit submitted with WP-19-015.

The Planning Director's decision was made based on the following:

Extraordinary hardships or practical difficulties:

Denial of the alternative compliance petition would result in undue hardship. Expanding the width of the pipestem to 20' to serve only Non-Buildable Preservation Parcel 'A' would require the adjoining 16.6' wide pipestem on Parcel 113 to diminish its width to 13.2 feet, creating a (self-imposed) hardship on Parcel 113. Approval of the alternative compliance request would allow the existing 16.6' wide pipestem serving Parcel 112 to remain, as well as, allowing the adjoining 16.6' wide pipestem serving Parcel 113 to remain as currently designed.

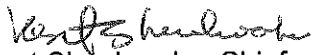
Detrimental to the Public Interest or Nullifies the Intent or Purpose of the Regulations:

Approval of the alternative compliance request to waive the minimum 20' lot frontage (reducing it to 16.6 feet) would not be detrimental to the public interest nor would it nullify the intent of the regulations since this singular driveway is for the exclusive use of Non-Buildable Preservation Parcel 'A' and would only be periodically used for maintenance access to the shared community septic facility. Further Subdivision of this Preservation Parcel is prohibited by County Regulations. The driveway design has been approved by both the Bureau of Utilities and the Development Engineering Division.

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 Tanya Krista-Maenhardt, AICP at (410) 313-2350 or email at tmaenhardt@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/TKM/WP-19-105 Foxleigh/WP-19-105 Foxleigh approval 9-19-18

cc: Research
DED
Real Estate Services
FCC
F-18-120 file