



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

January 4, 2019

Ellicott City Land Holding
attn: Donald Reuwer
8318 Forrest Street, Suite 200
Ellicott City MD 21043

RE: **WP-19-054 GTW Waverly Woods, Sect. 14, Parcel H**
(SDP-16-074)

Dear Mr. Reuwer:

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 **Sections 16.119(f)(1)** and **16.119(f)(2)** to revise the access restriction on Marriottsville Road to accommodate a right turn only access driveway onto the subject site (Parcel H) from Marriottsville Road.

Approval is subject to the following four (4) conditions:

- 1) The revision to the vehicular ingress and egress restriction line is only permitted for the location specified on the plan exhibit filed with this petition.
- 2) A plat of revision to amend the vehicular ingress and egress restriction line that is recorded on final plat F-18-051 must be submitted to DPZ for review and approval.
- 3) A redline revision to the site development plan, SDP-16-074, must be submitted to DPZ to amend the vehicular ingress and egress restriction line, to show the proposed access driveway and other related site improvements related to the driveway. In addition, the details related to the proposed access driveway at Marriottsville Road must be approved by County as part of the redline revision to the SDP.
- 4) The property owner/developer will be subject to any requirements imposed by Howard County related to the proposed access driveway and the traffic design associated with the driveway.

Our decision was made based on the following:

Marriottsville Road is a County-owned, intermediate arterial roadway that has vehicular ingress and egress restrictions. The subject property, Parcel H, has frontage along Marriottsville Road, but it also has frontage and access at Barnsley Way – a lower classified public roadway. Barnsley Way is the main access road to the Waverly Woods West residential development. The subject commercial site (Parcel H) was designed for its access to be at Barnsley Way, but the site design has resulted in combining both the residential and commercial/retail traffic to enter and exit at Barnsley Way. The petitioner has stated that, *“the use of a new right turn-in only access from Marriottsville Road, for the southbound traffic, will help reduce the amount of traffic coming onto Barnsley Way which will help separate the inbound retail/commercial traffic from the residential traffic from this site”*.

The proposed right turn-in access driveway from Marriottsville Road is limited to only southbound traffic and eliminates the intent of a fully multi-directional access point at Marriottsville Road. This driveway will provide access only to the retail center (Parcel H) of Waverly Woods West and not to the residential properties.

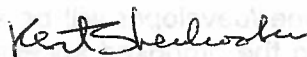
The approval of this petition request will not alter the essential character of this Waverly Woods West community and will not impart the use or development of the surrounding area since this access proposal only applies to Parcel H and not the surrounding parcels.

Lastly, the approval of this petition request will not nullify the intent or purpose of the Regulations, which is to restrict vehicular access to properties that front on an arterial roadway. The addition of the inbound access driveway will help to reduce traffic volumes at the Barnsley Way and Marriottsville Road intersection and by providing this secondary means of access will not nullify the intent of the Regulations.

Indicate this alternative compliance petition file number, request, sections of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and on applicable 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 Derrick Jones at (410) 313-2350 or email at djones@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/dj

cc: Research
DED
DPW – Traffic/Highways
Real Estate Services
FCC