



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

July 2, 2019

Richard & Migdalia Isicoff
6215 Guilford Road
Clarksville, MD 21029

RE: WP-19-110, Clarks Glenn III

Dear Owners:

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 **denied** your request for an alternative compliance of **Section 16.119(f)(1) Access Restrictions** regarding the property frontage on a major collector based on the following reasons.

1. See the attached comments from the Development Engineering Division.
2. The existing driveway onto Guilford Road shall be abandoned upon the Subdivision of Parcel 163 into 3 or 4 lots.
3. The proposed development of Parcel 163 would be considered residential infill subdivision. Per Section 16.127(c)(4)(i) of the Subdivision Regulations, "Limit on adjoining driveway entrances": A shared driveway must be provided in accordance with the Design Manual within a minimum 24-foot wide access easement for all proposed residential infill development lots. Any existing driveway entrances onto the public road right-of-way must be connected to a single use-in-common driveway or abandoned.
4. Waiver Petition, WP-96-054 for Clark's Glen, Section 3 was approved by the Planning Director on January 22, 1996 for Section 16.119(a)(8) to require a public road to be extended to adjacent landlocked Parcels 163 (subject property) and 226 to allow for future road frontage and access onto Ballymore Lane rather than onto Guilford Road upon a resubdivision of those parcels.
5. The intent and purpose of Section 16.119(f)(1) is to minimize the traffic hazard posed by allowing driveway entrances from a particular site located on a major collector road when alternative safe access is available to a lower classification road.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Chief
Division of Land Development

KS/jw

cc: Research
DED
Real Estate Services
FCC