



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

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July 25, 2012

Mr. Donald Reuwer  
Ellicott Square Townhouse Group  
5300 Dorsey Hall Drive, Suite 102  
Ellicott City, MD 21042

Dear Mr. Reuwer:

RE: WP-13-001, Ellicott Square (SDP-05-112 and  
SDP-09-054)

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request to waive **Section 16.120(c) (4)** – Single-family attached lots shall have a minimum 15 feet of frontage on a public road. Single-family attached 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 feet measured from the edge of the public road-of-way along the centerline of the private road.

Approval is subject to the following conditions:

1. The petitioner or designee shall be responsible for maintenance of safe vehicular access to all residential units. This shall include, but is not limited to, maintenance of the private road providing access to the residential units, maintenance of the private road system including for snow removal and plowing services on the private road.
2. Upon completion of any portion of the proposed residential development, the petitioner or designee shall provide private trash removal services to the development.
3. On all future subdivision plans and site development plans, provide a brief description of waiver petition, WP-13-001, as a general note to include requests, sections of the regulations, action and date.
4. A resubdivision plat is required for Lot 1 of Ellicott Square to create the new in-fee simple lots and the residue parcel.
5. On all future subdivision plans and site development plans, provide a brief description of design manual waiver, as a general note to include requests, action and date.

Our decision was made based on the following:

**Extraordinary hardship or practical difficulties which may result from strict compliance with the Regulations** – A private road system would be adequate and safe for this type of development which is similar to other SFA unit developments located within Howard County. In addition, the nature of the proposed site design does not require a public road because the private road can be maintained by the Homeowners Association and such maintenance would be burdensome to the County.

**Not Detrimental to the Public Interest** - Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding properties. The townhouse use is appropriate for this R-SA-8 zoned land. A waiver to public road frontage will not be detrimental to the public since the roads will all be privately maintained and will only serve those who reside in the community. In addition, the private roads will be required to meet County standards.

**Will Not Nullify the Intent or Purpose of the Regulations** - Approval of this waiver request will not nullify the intent or purpose of the regulations. The intent of the regulations is to provide safe access to the property. The private road to serve the fee-simple lots will be the same road designed to serve the condominium units. The creation of the fee-simple lots will have no impact on the safety or adequacy of the road system.

Indicate this waiver 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 requested waiver will remain valid for one year from the date of this letter.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at [BLuber@howardcountymd.gov](mailto:BLuber@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/BL

Enclosure (DED)

cc: Research  
DED  
FCC