



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

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
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October 8, 2013

Noreen L. Gordon
2732 Jennings Chapel Road
Woodbine, MD 21797

RE: Layton Knoll Lots 1-6 & Buildable Preservation
Parcel A & Non-Buildable Preservation Parcel B
WP-14-029 (F-14-009)

Dear Ms. Gordon:

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 denied your request to waive **Section 16.132.(a).(3).(ii) Road Construction for Major Collector Roadways** which requires that the owner / developer shall be required to construct a minimum usable width along the property frontage. Denial was based on the following reasons:

1. See the attached comments from the Development Engineering Division(DED) dated September 17, 2013.
2. See the attached comments from the Transportation Planning, DPZ dated August 23, 2013.
3. Section 16.132 of the Regulations requires the owner / developer to either construct or provide for the construction of roads fronting a proposed subdivision in accordance with the minimum requirements and standards outlined in the Design Manual (DM). This requirement is consistent with the Legislative Intent of the Regulations for orderly, efficient and integrated development of land which requires the owner / developer to construct minimum required infrastructure improvements at the time of major subdivision development to facilitate the circulation of traffic movement and generally promote traffic safety.

Indicate this waiver petition file number, request, section of the regulations, action and date on all related subdivision plans and building permits.

If you have any questions, please contact Ms. Pat Britt-Fendlay at 410-313-3371 or via e-mail at pfendlay@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Chief
Division of Land Development

KS/JMF/MPB

Enclosures: DED; Transp.

cc: Research
Philip M. Thompson – Development Engineering Division
Ben Pickar – Transportation Planning, DPZ
Chuck Zepp – Zepp Realty
Barbara C. Spence
Fisher, Collins & Carter, Inc.
DPZ File #F-14-009