



Howard County Department of Planning and Zoning

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Valdis Lazdins, Director

www.howardcountymd.gov

FAX 410-313-3467

TDD 410-313-2323

November 24, 2015

Land Design & Development, Inc.
5300 Dorsey hall Drive, Suite 102
Ellicott City, Maryland 21042
ATT: Don Reuwer

RE: WP-16-052/Grovenmont Overlook, Phase 1
(F-09-122); Sidewalk

Dear Mr. Reuwer:

The Director of the Department of Planning and Zoning considered the request for waiver(s) from the Howard County Subdivision and Land Development Regulations for the above referenced project.

As of the date of this letter, the Planning Director **DENIED** the waiver request for the following reasons:

1. Comments received from the Development Engineering Division recommending Denial. Insufficient justification was provided to demonstrate that the extension of a sidewalk along Landing Road creates an increased safety hazard. A sidewalk has been provided to the end of the deceleration lane which ends abruptly putting pedestrians that are walking to Rockburn Branch Park onto a road with no shoulder. The sidewalk should continue along the frontage of the property ending prior to the culvert, keeping the pedestrian off of the road and bringing pedestrians to the parkland located directly across the street. Sight distance is adequate for pedestrians to access the park at this location. In addition, it is noted that the President of the Grovenmont Overlook Homeowner's Association has sent an email to this Department requesting the completion of the pedestrian facility.
2. It is the goal of Howard County to promote safe and accessible pedestrian connectivity between new developments and surrounding land uses and amenities such as the Rockburn Branch Park.
3. The sidewalk requirement is consistent with the legislative intent of the Regulations for the orderly, efficient and integrated development of land which requires the owner/developer to construct the minimum required infrastructure improvements at the time of a major subdivision development to facilitate safe pedestrian travel or the extension of a sidewalk system along public roads as a means to separate vehicular and pedestrian traffic.

Indicate this waiver petition file number, request, section of the regulations, action taken, date and conditions of approval on all related future plats, site development plans and and/or building permits. Should you have any questions regarding this matter, please contact Brenda Barth at (410) 313-2350 or email: bbarth@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Chief
Division of Land Development

:btb

cc: Research/DED

Robert H. Vogel Engineering, Inc.
F-09-122