



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

January 25, 2017

Mr. Abhijit Honrao  
4060 Saint John's Lane  
Ellicott City, MD 21042

RE: WP-17-057 (Honrao's Property)

Dear Mr. Honrao:

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 **Section 16.127(c)(4)(i)**, which requires a limit on adjoining driveways: A shared use-in-common 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.

**Approval is subject to the following condition:**

1. Compliance with the SRC agency comments for processing of final plan, F-17-021.

**The Planning Director's decision was made based on the following:**

**Extraordinary Hardships or Practical Difficulties:**

Denial of the petition would result in difficulty because the use-in-common driveway required for residential infill development would create an impractical situation by warranting the demolition of an existing garage, landscaping, and other minor structures. Also, extending the existing driveway to Lot 2 would be significantly more land disturbance, and would result in a substantial increase in impervious area and storm water runoff.

The existing driveway is located on Saint John's Lane which is a Minor Collector Road, with a significant traffic count (9384 ADT). The proposed driveway on Whitehall Road is not only desirable from an engineering and environmental standpoint, but also for traffic and public safety. Whitehall Road is a local, public road.

**Will Not Be Detrimental to the Public Interest or Nullify the Intent of the Regulations:**

Approval of this alternative compliance request would not be detrimental to the public interest because it will not impair the use or development of surrounding properties. This alternative compliance request is also promoting public safety by allowing access onto a local County public road (with a minimal traffic count) instead of a Minor Collector Road with a significantly higher traffic count. County regulations require access onto a lower classification public road. The subdivision proposal will accommodate growth within the context of the existing developed community where infrastructure already exists. The design of the subdivision proposed is compatible with the existing surrounding neighborhood and will consist of a similar detached family home. Perimeter landscaping is being provided for the new house lot to help buffer the adjoining residences.

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Indicate this alternative compliance 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 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 Justin Schleicher at (410) 313-2350 or email at [jschleicher@howardcountymd.gov](mailto:jschleicher@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/JS

cc: Research  
DED  
Real Estate Services  
Kui Lin  
F-17-021