



# 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, 2018

Heritage Land Development (Tim Feaga)  
15950 North Avenue  
Lisbon, MD. 21765

RE: WP-18-001 (Linden Grove)  
Related to SP-17-003 and PB 432 (Linden Grove)

Dear Mr. Feaga:

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 16.119(f)(3)** which states that the Department of Planning and Zoning may approve a single use-in-common driveway that meets the minimum sight distance requirements of the Design Manual or the State Highway Administration's access requirements, if the Department determines that a public road is not required in accordance with Section 16.119(a)(8).

Approval is subject to the following conditions:

1. The applicant shall coordinate the design of the driveways for future Lots 40-44 with the Fire Department to ensure adequate vehicle turnaround and any necessary pullover areas AND with the Development Engineering Division and the State Highway Administration to ensure adequate site distance. The proposed access must meet all SHA access and sight distance requirements.

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

**Extraordinary hardships or practical difficulties:**

Denial of the alternative compliance petition would result in undue hardship. The proposed Buildable Preservation Parcel will be 113.7 acres in size and will maintain 85 or more acres of farmable land. This size farming operation will require its own means of access. It would be difficult to maintain a driveway between residential lots and heavy farming equipment and this equipment, in turn, could pose a safety risk to children, adults, vehicles and pets in close proximity to Lots 40-44.

**Detrimental to the Public Interest or Nullifies the Intent or Purpose of the Regulations:**

The Intent of the Regulations would be served to a greater extent with the implementation of 2 access points along Fredrick Road, by keeping residential and agricultural uses separated. In addition, the existing farm driveway has served for many years as the Lisbon Fair staging area, without any major safety concerns.

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 Tanya Krista-Maenhardt, AICP at (410) 313-2350 or email at [tmaenhardt@howardcountymd.gov](mailto:tmaenhardt@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief KS  
Division of Land Development

KS/TKM/WP-18-001 Linden Grove approval 1-25-18

cc: Research  
DED  
Real Estate Services  
FCC  
SP-17-003 and PB432