



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 18, 2018

Johnathan and Josielyn Gopez
10509 Scaggsville Road
Laurel, MD 20723

RE: **Reconsideration** - WP-18-019, Gopez Property
(F-17-099)

Dear Mr. & Mrs. Gopez:

The Director of the Department of Planning and Zoning considered your request for Reconsideration of an alternative compliance from the Howard County Subdivision and Land Development Regulations that was previously approved on September 8, 2017.

As of the date of this letter, the Planning Director **approved** your request for Reconsideration of an alternative compliance of **Section 16.127(c)(4)(i)**.

Approval is subject to the following conditions:

1. Compliance with the SRC agency comments for processing of final plan, F-17-099.
2. The 2 existing driveways on Lot 1 may remain as shown on the exhibit for WP-18-019 but may not be altered in any way and must satisfy all standards for design and location to remain.
3. A revised exhibit to show the driveway to Scaggsville road be amended to be labeled as "driveway to remain". The revised exhibit (2 copies) shall be submitted to the Department of Planning and Zoning within 2 weeks of the Alternative Compliance approval on or before **February 1, 2018**

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: Denial of the petition would result in practical difficulty because the use-in-common driveway required for residential infill development would create an impractical situation by warranting demolition of two (2) existing driveways which have been in place for over thirty (30) years. Also, requiring a use-in-common driveway for Lots 1 & 2 would create significantly more land disturbance, a substantial increase in impervious area, increased storm water runoff and would be detrimental to the look of the neighborhood.

Will Not Be Detrimental to the Public Interest or Nullify the Intent of Purpose of the Regulations: Approval of this alternative compliance request will not be detrimental to the public interest because it will not impair the use or development of surrounding properties. 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. The two separate driveways are existing which serve an existing dwelling on Lot 1 and an existing garage on new Lot 2. The existing driveways satisfy all standards for design and location. Perimeter landscaping is being provided for the new house lot to help buffer the adjoining residences.

This requested alternative compliance will remain valid for the time specified in the conditions of approval.


If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/jw

cc:  Research
DED
Real Estate Services
FCC