



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

April 13, 2021

Prasad & Lakshmi Mattupalli
4515 Centennial Lane
Ellicott City, Maryland 21042
Sent by email: matappu@gmail.com

RE: WP-21-005 Mattupalli Property

Dear Mr. & Mrs. Mattupalli:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject project was reviewed.

On April 11, 2021 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **approved** your request for alternative compliance with respect to **Section 16.120(c)(2)(i) and Section 16.127(c)(4)(i)** of the Subdivision and Land Development Regulations to allow the new Lot 2 access through the adjoining Centennial Reserve subdivision (F-20-010) and allow separate driveways for an Infill subdivision.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.120(c)(2)(i) and Section 16.127(c)(4)(i) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the four (4) items you were required to address, pursuant to Section 16.104(a)(1):

1. Strict conformation with the requirements will deprive the applicant of rights commonly enjoyed by others in similar areas;

Strict conformation with the requirements of Section 16.120(c)(2)(i) and 16.127(c)(4)(i) would deprive the applicant the ability to subdivide the parcel without the removal of the existing house (which is to remain), specimen trees, a design manual waiver, and a potential zoning variance. Due to the location of the existing house and other structures located on the parcel, there is little usable space to provide 20' of public road frontage for a pipestem or a 16' use-in-common driveway to the proposed Lot 2. The existing house and accessory structures are in good condition, but the distance to the side property lines are inadequate for a use-in-common driveway. The south side property line has only 9' and while there is 21' from the dwelling and northern side property line, the contours of the land and existing retaining wall would make the physical placement of a driveway difficult. The driveway would need to be a minimum of 16' wide, but the required easement must be 24' in width, which is not available within the existing 21' side yard. Constructing the new driveway would also require the removal of 2-3 specimen trees on site. The new pipestem property line would also cause a yard setback zoning violation with the existing home, which is to remain. Meeting all of these dimensional requirements would result in a practical difficulty when the owner has successfully worked with the adjacent land owner to provide adequate access. The applicant's proposal will allow access to the property through an adjoining, newly approved subdivision which provides an access easement for the use and benefit of Parcel 6 through a non-credited open space area.

2. Uniqueness of the property or topographical conditions would result in practical difficulty; other than economic, or unreasonable hardship from strict adherence to the regulations;

The existing structures on the parcel limit the ability to provide the required 20' of public road frontage and adequate space for a use-in-common driveway access without significant disturbance to the existing structures and existing 3 specimen trees on site. The access from Centennial Lane to reach the location of the proposed Lot 2 would require the removal of two specimen trees and would impact the CRZ of the third. Allowing the access from the adjoining subdivision would eliminate any impact/removal of these specimen trees.

- 3. The Variance will not confer to the applicant a special privilege that would be denied to other applicants and;** Approval of this variance will not confer the applicant a special privilege that would be denied to other applicants. Approval of the request will provide alternative access to the proposed lot for the benefit of lot configuration, public safety, and the protection of specimen trees. The allowance of this access easement will provide the lot vehicular access without impact to the environmental features. Furthermore, if the property had fee simple frontage on Manor House Way, the access would be permitted as a matter of right. This request is a simple difference in ownership of the access to the proposed lot. The proposed lot will not own the land but will own the access.
- 4. The modification is not detrimental to the public health; safety or welfare, or injurious to other properties.** Approval of this request would not be detrimental to public health, safety or welfare, or injurious to other properties. This request would provide access to the proposed lot from a lower classification road and the existing access for Lot 1 remains as the current condition. The access from Manor House Way was reviewed as part of the Centennial Reserve subdivision, which included site distance analysis. The Centennial Reserve subdivision has received TC by the Department of Planning and Zoning and the original mylars are in circulation for signatures before being recorded. In addition to the safety benefits in granting this request, the alternative access proposal eliminates the need to remove specimen trees to gain access to the proposed lot.

Approval of this Alternative Compliance is subject to the following conditions:

1. Recordation of the final plat cannot be completed until the plat for the adjoining subdivision F-20-010, Centennial Reserve, is recorded in Howard County Land Records.
2. The applicant is responsible for coordinating with the developer of Centennial Reserve to finalize any documents for the easement granting access to Manor House Way.
3. The public right-of-way within the Centennial Reserve Subdivision must be constructed and in usable condition prior to the issuance of a use and occupancy permit for Lot 2.

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 Kathryn Bolton at (410) 313-2350 or email at kbolton@howardcountymd.gov.

Sincerely,

DocuSigned by:



Anthony Cataldo, AICP, Chief
Division of Land Development

AC/ktb

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
FCC
File F-20-010 Centennial Reserve



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Minor Subdivision

Subdivision Name/Property Identification: Mattupalli Property

Location of property: 4515 Centennial Lane

Existing Use: Residential **Proposed Use:** Residential

Tax Map: 30 **Grid:** 01 **Parcel No:** 06 **Election District:** 2

Zoning District: R-20 **Total site area:** 1.24

Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

ECP-20-016 Single lot to be subdivided into two lots, with no future subdivision potential. Existing house to remain and a house proposed on future lot. Access is proposed to be provided by the adjoining Centennial Reserve subdivision (F-20-010) currently approved by Howard County.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
Section 16.127 (c)(4)(i)	Limit on adjoining driveway entrances: 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;
Section 16.120 (c)(2)(i)	Single-family detached. All lots, preservation parcels, or bulk parcels for single-family detached dwellings shall have minimum lot frontages on approved streets within a public right-of-way which provides access to the property as follows: (i) Twenty feet for single pipestem and nonpipestem lots and preservation parcels which cannot be further divided under current zoning

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Prasad* **Date:** 7/8/2020
Signature of Petitioner Preparer: *Frank Manalansan II* **Date:** 7/8/20
Name of Property Owner: Prasad & Lakshmi Mattupalli **Name of Petition Preparer:** Fisher Collins and Carter, Inc.
Address: 4515 Centennial Lane **Address:** 10272 Baltimore National Pike
City, State, Zip: Ellicott City, Md 21042 **City, State, Zip:** Ellicott City, Md 21042
E-Mail: matappu@gmail.com **E-Mail:** frankm@fcc-eng.com
Phone No.: 443-528-1010 **Phone No.:** 410-461-2855
Contact Person: Prasad Mattupalli **Contact Person:** Frank Manalansan II

Owner's Authorization Attached