



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

October 28, 2016

John McCoy
Columbia Association Inc.
9450 Gerwig Lane
Columbia, MD 21046

RE: WP-17-024 Sieling Industrial Center- Section 1- Area 1- Lot 4

Dear Mr. McCoy:

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 16.155(a)(1)(i)**.

Approval is subject to the following conditions:

1. The alternative compliance plan exhibit shall serve as the substitute for a site development plan for the proposed development. No disturbance is permitted beyond the 1.15 acre limit of disturbance as shown on the plan exhibit unless it can be sufficiently demonstrated by the applicant to be justified.
2. Once the proposed project is complete, the Limit of Disturbance shall be restored to its previous condition through stabilization and replanting of forest resources.
3. The applicant shall obtain all required authorizations and permits from the Maryland Department of the Environment and U.S. Army Corps of Engineers for disturbances within the floodplain, wetlands, streams and their buffers. Reference any applicable MDE or USACOE permits or tracking numbers on the building or grading permits.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Preparation and submission of a site development plan for this project would significantly increase the cost and delay the start of a much needed project. Additional costs and delays would be a significant hardship due to limited funding and the current condition of the stream. The project was initiated as part of the Columbia Association's Watershed Management Plan. The cost of the project exceeds CA's funding and the Howard County Stormwater Management Division was asked to partner on the project. Additional costs would take away valuable funds from the project.

Not Detrimental to the Public Interest

This project is a public service project designed to improve the current condition of the stream on Open Space Lot 4. Howard County will benefit from receiving impervious area treatment credit towards meeting its NPDES MS4 permit requirements and will also receive nutrient reduction credits toward meeting its TMDL and WIP

goals. The Columbia Watershed Management Plan specifically states that the plan and projects were developed with public participation and input including a stakeholder meeting and incorporated public comments and suggestions into the plan. The project will help to improve water quality and recreational opportunities in Lake Elkhorn and the Little Patuxent River.

Will not nullify the intent or purpose of the regulations

The alternative compliance request will not nullify the intent or purpose of the Howard County Subdivision and Land Development Regulations. Approval of this request will help fulfill the intent to promote the health, safety and general welfare of County residents and to preserve the scenic beauty and natural resources by restoring the stream to a stable condition. The alternative compliance plan exhibit sufficiently demonstrates compliance with the applicable regulations and will serve as a suitable substitute for a site development plan.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, site development plans and building permits. This requested alternative compliance will remain valid for one year from the date of this letter or as long as this grading plan remains in active processing.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief for
Division of Land Development

KS/eb

cc: Research
DED
Real Estate Services