



Howard County Department Of Planning And Zoning
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Valdis Lazdins, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

December 23, 2016

Ten Oaks Investors LLC
c/o: Kirit Parmar
12620 Clarksville Pike
Clarksville MD 21029

RE: WP-17-045 Glenelg Plaza (SDP-17-002)

Dear Mr. Parmar:

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 to the following section of the Subdivision and Land Development Regulations:

Section 16.1205(a)(7) of the Subdivision and Land Development Regulations (Amended Fifth Edition) – On-site forest retention of 30” in diameter or larger specimen trees is considered a priority for on-site retention and protection in the County. * The applicant is requesting to remove one (1) specimen tree (a 60” white oak) from the subject site (13589 Triadelphia Road). The one specimen tree is referenced on the alternative compliance petition exhibit as specimen tree no. 1.

Approval is subject to the following two (2) conditions:

1. The removal of the one (1) specimen tree (a white oak) will require mitigation with the planting of 2:1 replacement trees (2 total) with a minimum 3” caliper native plant species as part of the landscaping approved under site development plan SDP-17-002.
2. Provide a note on the site development plan (SDP-17-002) regarding this alternative compliance petition approval. This note shall include the regulation sections petitioned, the date of the alternative compliance approval, and the conditions of approval.

Justification for Approval

The petitioner has provided justification in regards to the challenges and difficulties involved in saving one specimen tree - a white oak – that is located central to the building envelope for the proposed new building. The petitioner has stated that the building envelope will be constrained by the septic and well area and the right-of-way on approximately 80% of the parcel’s perimeter. In order to redevelop the site, the white oak tree must be removed.

The approval of this alternative compliance petition will not alter the essential character of this community and will not substantially impair the appropriate use or development of the surrounding properties, since the one specimen tree in question is located where the proposed new building envelope will be.

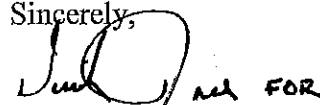
The approval of this alternative compliance petition will not nullify the intent or purpose of the Regulations since the purpose of this project is to redevelop the property with a new commercial building that will be situated where the existing specimen tree stands. As noted above, the petitioner has stated that the site is approximately 80% constrained with by septic, well and road right of way area that limits where the proposed new building can be constructed. The loss of the one specimen tree shall be off-set through landscape planting that shall be provided with the site development plan.

No SRC agency objected to this request.

This alternative compliance approval will remain valid for one year from the date of this letter or as long as the site development plan is being actively processed in accordance with the processing provision of the Regulations.

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Sheubrooks", with the word "FOR" written in capital letters to the right of the signature.

Kent Sheubrooks, Chief
Division of Land Development

KS/dj

cc: Research

File: SDP-17-002

DLD – Brenda Luber

DNR – Marian Honeczy

Vogel Engineering