



# 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

December 18, 2017

Corridor Square LLC  
6800 Deerpath Road  
Elkridge, MD 21075

RE: WP-18-052 Corridor Square – Parcels A & C

Dear Sir or Madam:

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 16.1205(a)(7), Protection of Specimen Trees**, which requires the retention of specimen trees (30" dbh or greater).

**Approval is subject to the following conditions:**

1. A minimum of 6 additional, native, 3"-3.5" caliper trees shall be provided on-site as part of the mitigation for the removal of specimen trees #1, #3 & #4. The mitigation will be shown on the associated Landscape Plan for SDP-18-002 and surety for these additional trees will be required with the developers agreement.
2. An individual tree protective device (tree fencing) shall be placed completely around specimen tree #2 PRIOR TO the commencement of any grading and shall be outlined on the SDP.
3. Compliance with the SRC agency comments throughout the plan process for SDP-18-002.

**Our decision was made based on the following:**

**Extraordinary Hardships or Practical Difficulties:**

Strict compliance with the Regulations would create a hardship for the developer. In order to create an intersection type entrance with the existing entrance to the adjacent parcel, specimen tree #1 must be removed as it is located within the pavement of the proposed entrance. The Department of Fire and Rescue has requested the second entrance from Dorsey Road at the furthest point north on the property. To comply with this request, specimen tree #3 must be removed. Specimen tree #4 is located within the building footprint at a location where an amenity area is proposed as required by the Zoning Regulations. This tree has also been deemed a hazard due to its severely poor condition. The retention of all specimen trees on-site would severely restrict the proposed and intended use of the site.

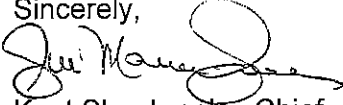
**Not Detrimental to the Public Interest/Nullifies the Intent or Purpose of the Regulations:**

The intent of the Regulations is to retain specimen trees when practical. Due to the unique layout of this site, the intended use and the specimen tree locations, there is no practical way to retain all specimen trees located on the site. The County will require mitigation for the trees being removed at a 2-to-1 ratio and the developer will plant the mitigation trees where they will provide the maximum aesthetic and environmental value.

Protective tree fencing will also be required around specimen tree #2 to prevent accidental disturbance to the tree and/or the critical root zone.

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 Justin Schleicher at (410) 313-2350 or email at [jschleicher@howardcountymd.gov](mailto:jschleicher@howardcountymd.gov).

Sincerely,  
  
for Kent Sheubrooks, Chief  
Division of Land Development

KS/JS

cc: Research  
DED  
Real Estate Services  
Benchmark  
File