



# 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

March 17, 2020

## Washington Suburban Sanitary Commission

14501 Sweitzer Lane

Laurel, MD 20707

RE: WP-20-085, Triadelphia Reservoir Pigtail Boat Ramp

Dear Applicant:

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) Applicability** and **Section 16.1201(n) Definitions**.

Approval is subject to the following conditions:

1. The alternative compliance plan exhibit shall serve as the substitute for a site development plan for development. No disturbance is permitted beyond the limit of disturbance as shown on the alternative compliance exhibit, unless it can be sufficiently demonstrated by the applicant to be justified.
2. Once the ramp restoration project is complete, the Limit of Disturbance shall be restored to its previous condition through stabilization and replanting of stabilization vegetation.
3. Compliance with the attached comments from DPZ- Division of Land Development. Submit a revised exhibit plan for file retention records.
4. 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 the applicable MDE or USACOE permits or tracking numbers on the alternative compliance plan exhibit and any building or grading permits.
5. Include the alternative compliance request number, description, and decision on all associated plans, plats, and any permits.

Our decision was made based on the following:

### Extraordinary Hardships or Practical Difficulties:

The project is needed to repair the emergency access boat ramp used by the Fire Department rescue team. The project is located along the Triadelphia Reservoir bank at the end of Green Bridge Road. The dam reopening will raise water levels by 9 feet and impede the ability to complete the proposed work easily. Strict compliance with the Regulations would require additional time, effort and cost to address a large amount of land that is not affected by the proposed project. Full compliance with the regulations and the expenditure of the design team's resources would not improve the final design or construction of the project and would significantly extend the time before maintenance efforts could take place on the severely damaged ramp. With the coming water release the rising water levels will make the project construction extremely difficult. Project funds can also be used more effectively for the emergency ramp construction and bank stabilization by limiting the net tract area for forest conservation strictly to the LOD as opposed to the total parcel area.

Alternative Proposal:

Alternatively, the Alternative Compliance Exhibit could be submitted in place of the Site Development Plan. The submitted exhibit could have the necessary information typically required with an SDP and could meet the intent of the regulations. The submitted exhibit could be reviewed and approved by County staff. By approving this request there will be no effect on surrounding properties and the County would save a lot of time and resources. The proposed disturbances would be limited only to the LOD area necessary for construction. Any disturbed areas shall be restored to their previous condition through stabilization and replanting natural stabilization resources. Maintenance efforts to the project site could also be affected sooner before the dam water release places the work area under water.

Not Detrimental to the Public Interest:

Approval of the Alternative Compliance Request will not have a negative impact on the public interest. The existing emergency boat ramp is extremely damaged with nearby erosion issues. The intention of the alternative compliance request is to more appropriately match the goals and timing of the project to the intent of the regulations. The existing damaged emergency boat ramp is in need of repairs and the immediate area should be stabilized. The restoration efforts will repair the damaged ramp infrastructure and stop deterioration of the adjacent stream bank. The public interest will be served by repairing the ramp to adequately provide emergency rescue efforts and stabilize any erosion problems in the vicinity of the boat ramp.

Will Not Nullify the Intent or Purpose of the Regulations:

Approval of the alternative compliance would not have nullify the intent of the regulations. The alternative compliance request is not intended to be exempt from County regulations, but rather to more appropriately match the goals and resources of the project to the overall intent of the regulations in an efficient manner. A key to this project is the swift and efficient processing of the design plans and construction of the project. The project will be designed to minimize disturbance to environmental areas and quickly repair the damaged infrastructure. The intent of the project is to protect the environment by stabilizing the eroding bank and replacing the damaged ramp.

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 Nicholas Haines at (410) 313-4333 or email at [nhaines@howardcountymd.gov](mailto:nhaines@howardcountymd.gov).

Sincerely,



Anthony Cataldo, Chief  
Division of Land Development

AC/NH

cc: Research  
DED  
DLD - Julia Sauer  
Real Estate Services  
Marian Honeczy- DNR (if waiver to forest conservation sections)  
Prime AE



**DPZ Office Use only:**  
 File No. *WP-20-085*  
 Date Filed *2/28/20*

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** Triadelphia Reservoir Pigtail Recreation area Embankment Stabilization and Boat Ramp Rehabilitation

**Subdivision Name/Property Identification:** 1405375835

**Location of property:** 5536 Green Bridge Road, Dayton MD 21036

**Existing Use:** Open Use      **Proposed Use:** Open Use

**Tax Map:** 0033      **Grid:** 0018      **Parcel No:** 0033      **Election District:**

**Zoning District:** RR-DEO      **Total site area:** 2384.05 AC

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:

The site is part of the Triadelphia reservoir for the Brighton Dam. The dam levels have been low due to repair of the dam. This location has an emergency access boat ramp that was washed away in a recent storm. We need to repair this ramp before the dam levels are raised, the fish season begins and recreational use resumes. This ramp is used by fire department in rescue operations. This is a maintenance project.

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.

Section Reference No.	Brief Summary of Request
Section 16.155(a)(1)(i)	We request a site development plan to be waived because currently the water level in the triadelphia reservoir is low due to construction on the Brighton Dam. The maintenance to the boat ramp needs to be completed before the water level rises after construction. <span style="float: right;">+</span>
<del>Section 16.116(a)</del>	<del>We request a waiver to work within the stream buffer to perform maintenance on an existing boat ramp that is in disrepair.</del>

**Signature of Property Owner:** *Morgan J. Tanner* **Date:** 2/27/2020

**Signature of Petitioner Preparer:** *Nancy Schumm* **Date:** 2-24-2020

**Name of Property Owner:** WSSC **Name of Petition Preparer:** PRIME AE Group, Inc.

**Address:** 14501 Sweitzer Lane **Address:** 5521 Research Park Drive

**City, State, Zip:** Laurel, MD 20707 **City, State, Zip:** Baltimore, MD 21228

**E-Mail:** Morgan.Tanner@wsscwater.com **E-Mail:** nschumm@primeeng.com

**Phone No.:** 301-206-8270 **Phone No.:** 410-862-0920

**Contact Person:** Morgan Tanner **Contact Person:** Nancy Schumm

**Owner's Authorization Attached**