



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

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November 14, 2012

Security Development LLC
P.O. Box 417
Ellicott City, Maryland 21042

RE: WP-13-074, Romanik Property, Lot 1

Dear Sir or Madam:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request to waive **Section 16.116(a)(2)(ii)** of the Subdivision and Land Development Regulations which states that grading, removal of vegetative cover and trees, paving and new structures shall not be permitted within 75 feet of a perennial streambank, and **Section 16.1205(a)(7) & (10)** of the Subdivision and Land Development Regulations, which requires the retention of State champion trees, trees 75% of the diameter of state champion trees, and trees 30" in diameter or larger. The applicant is requesting to locate the micro-bioretenion under-drain outfalls within the 75 foot stream buffer, allow temporary grading within the 75 foot stream buffer for construction of the drive aisle and SWM facilities, remove the concrete dam from the stream, and for the removal of five specimen trees.

Approval is subject to the following conditions:

1. Approval of this waiver is for the removal of five specimen trees as shown on the waiver petition exhibit. No other specimen trees may be removed.
2. Removal of the five specimen trees will require mitigation at a ratio of one 3" – 4" caliper tree per each specimen tree removed. The mitigation planting shall be provided as part of the landscape plan with the subdivision and/or site development plan.
3. Once construction is complete the temporary limit of disturbance within the environmental features shall be stabilized as necessary with seed, sod, forest resources or other suitable ground cover.
4. Provide adequate outlet protection for each bioretention outlet to prevent soil erosion (see attached Development Engineering Division comments).
5. Obtain all necessary authorization of regulated activities from the Maryland Department of the Environment.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

Approximately 1.4 acres of the 3 acre site is encumbered with environmental features, including steep slopes, floodplain, and stream buffer, therefore minimizing the buildable area. The site also consists of six specimen trees, five of which are located in the center of the buildable area surrounding the existing

structure to be razed. Removal of the specimen trees is necessary for development of this property given their location.

Not Detrimental to the Public Interest

Since there will be no permanent structural impacts to the environmental features the site will be stabilized post construction, restoring it to the current conditions, and a majority of the existing onsite forest will be preserved in a public forest conservation easement.


Will not Nullify the Intent or Purpose of the Regulations

Location of the building and its accessory components have been designed to create the least amount of impact to the environmental features. Disturbance within the environmental features is temporary and efforts have been made to reduce the amount of disturbance to the property by utilizing ESD practices such as micro-bioretenion facilities, permeable pavement and providing the minimum parking required. The development plan will be reviewed in compliance with all County Regulations during the review of the subdivision/site development plan stage.

Indicate this waiver 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 requested waiver will remain valid for one year from the date of this letter or as long as the subdivision/site development plan/grading plan remains in active processing.

If you have any questions, please contact Julia Boone at (410) 313-2350 or email at jboone@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/JB:jb

cc: Research
DED
Benchmark Engineering
Marian Honeczy - DNR