



Howard County Department Of Planning And Zoning
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Marsha S. McLaughlin, Director

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October 6, 2014

J.E.H. Properties
attn: Phil Gibbs
5710 Furnace Avenue, Suite H
Elkridge MD 21075

RE: **WP-15-045 Meadowridge 95**
(F-14-122; SDP-14-054)

Dear Mr. Gibbs:

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 the following section of the Subdivision and Land Development Regulations:

Section 16.1205(a)(7) of the Amended Fifth Edition - On-site forest retention; specimen trees are considered priority for on-site retention and protection in the county. * The applicant proposes to remove one (1) specimen tree (trees having a 30" diameter at breast height).

Approval is subject to the following four (4) conditions:

- 1) Replacement mitigation for the 1 specimen tree (37" dbh Green Ash) to be removed at a 1-to-1 ratio replacement to be planted within or near the proposed forest conservation easement area.
- 2) The forest replanting (within the forest conservation easement) along the I-95 right-of-way must be of evergreen trees. Please revise the forest conservation plan for SDP-14-054 accordingly.
- 3) On the landscape plan, revise the "P3" buffer with evergreen trees (at a 2:1 substitution ration for deciduous trees). Please revise the landscape plan for SDP-14-054 accordingly.
- 4) On the final plat and the site development plan, provide a brief description of this waiver petition, WP-15-045, as a general note that includes the waiver request, section of the regulations, action and date of waiver approval.

The decision of this waiver petition is based on the following justification:

The subject site currently consists of two tax parcels that shall undergo land subdivision to remove the common property line to create one new parcel (Parcel A) at 9.38 acres. The site includes approximately 4.3 acres of forested area (per the forest stand delineation) with open field and hedgerows. There are no nontidal wetlands, streams or associated buffers on site. Most of the site (9.26 acres) shall be graded for the purposes of new construction, a driveway, paved parking, stormwater management and storage yard space for equipment.

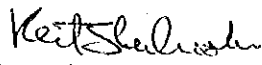
Although a majority of the forested resources will be lost, the developer will be retaining 0.60 acres of forested area and conducting 0.19 acres of on-site planting. The proposed limit of disturbance (L.O.D.) will require the removal of one (1) specimen tree – 37” dbh Green Ash. This specimen tree has been identified on the waiver plan exhibit and is located on the extreme eastern edge of the property line and shall be removed to make way for the road widening (in conjunction with this project) of MD Route 103 for the installation of accel/decel lanes and a new culvert pipe to facilitate the conveyance of storm water (see petitioner’s justification statement). Due to the necessity of these required site improvements, it would be impossible to retain this tree without harming the tree’s critical root zone and impacting sight distance at the entrance from MD Route 103.

The removal of the specimen tree will be mitigated by the planting of 67 trees (of various species), the retention of on-site forest resources that will be preserved along the western portion of this site and the required perimeter landscaping that shall be planted along the property’s north, east and south perimeters. Additionally, Ash trees are now affected by the Emerald Ash Borer in Maryland which may affect the tree’s survivability.

This requested waiver will remain valid for one year from the date of this letter or for as long as the final plan (SDP-14-054; F-14-122) remains in active processing.

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

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/dj

cc: Research

Brenda Luber

F-14-122

DNR – Marian Honecny

F.C.C.