



## Howard County Department of Planning And Zoning

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Marsha S. McLaughlin, Director

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February 24, 2015

Bethel Baptist Church  
attn: Jason C. Ridgell  
4261 Montgomery Road  
Ellicott City MD 21043

**RE: WP-15-103 Bethel Baptist Church**

Dear Mr. Ridgell:

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 of 30” in diameter or larger specimen trees are considered priority for on-site retention and protection in the County. The applicant proposes to remove one (1) specimen trees (a 34” Red Maple).

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

- 1) Provide at least two (2) replacement trees of 3” to 4” caliper on site as additional landscaping trees or as part of the forest conservation easement area for the Church as mitigation plantings for the removal of the one (1) specimen tree. The replacement trees shall be bonded and provided on the supplemental plan and site development plan.
- 2) Provide a note on the final plan and the site development plan that includes this waiver’s file number, the section to be waived, the waiver decision, the date of the decision and conditions of approval.

### **Justification for Recommendation**

The subject property was identified to have one (1) specimen tree, a 34” red maple that is in good condition, as determined by Eco-Science Professionals. This red maple tree is located at the rear of the Bethel Baptist Church property and is in an area where recreational activities occur. The petitioner plans to remove this tree as an indirect result of the proposed changes that shall occur on the Church’s property. The hardship or practical difficulty in this matter is that a new roadway is planned (in conjunction with an adjacent residential project) to provide access to the Church and such improvements shall involve the reconfiguration of the Church’s existing parking area and outdoor activity area. These reconfigurations will impact the viability of the subject specimen tree because of the Church’s desire to utilize its rear property for outdoor recreational activities. Secondly, active and leisure outdoor activities would be limited to the Church’s rear yard area, because the remainder of the property consists of the Church’s building, parking uses and a forest

conservation area (that shall be restricted in use). Therefore, in order for the Church to maximize its rear yard area usability, the red maple tree must be removed to facilitate additional space for outdoor recreational activities.

Approval of this waiver request will not nullify the intent or purpose of the regulations since the overall purpose of the project is to improve the parking lot area and stormwater management. The petitioner has provided justification and plan exhibit that identifies the location of the tree. The proposed site improvements shall all be documented on a site development plan, that shall include site information (including existing site conditions, a forest conservation and landscape plan) and details on all proposed site improvements.

**This requested waiver will remain valid for one year from the date of this letter or as long as the final plan (F-15-018) or site development plan (SDP-15-011) 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

DED

Vogel Engineering

J. Chris Phippen

File: SDP-15-011

DNR Forest Services: Marian Honecny