



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

April 27, 2017

Mr. Glenn Carey
JHU/APL
11100 Johns Hopkins Road
Laurel, MD 20732

Dear Mr. Carey:

RE: WP-17-098, JHU/APL, Stream Restoration and
Outfall Stabilization Project, Capital Project #D1158

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)(ii) which requires a site development plan for new or expanded non-residential development, and Section 16.1205(a)(7) for the removal of state champion trees, trees 75% of the diameter of state champion trees or trees 30" in diameter or larger to allow for the removal of 14 specimen trees.

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 plan exhibit unless it can be sufficiently demonstrated by the applicant to be justified.
2. The proposed disturbance to the existing Forest Conservation Easement shall be replanted on-site within the existing easement per Howard County Recreation & Parks standards, and as shown on the alternative compliance plan exhibit.
3. Once the proposed project is complete, the Limit of Disturbance shall be restored to its previous condition through stabilization and replanting of forest resources.
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 any applicable MDE or USACOE permits or tracking numbers on the building or grading permits. Compliance with comments from the Development Engineering Division dated April 19, 2017.
5. Removal of the 14 specimen trees will require replacement mitigation at a ratio of one (1) 3" caliper native trees for each specimen tree removed (14 trees total) to be planted within the Forest Conservation Easement area. The removal of additional specimen trees is not permitted without the approval of a new alternative compliance application.
6. On all subsequent plans and/or permits, provide a brief description of alternative compliance, WP-17-098, as a general note to include requests, sections of the regulations, action and date.

Our decision was made based on the following:

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 the grading permit is in active processing.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/BL

cc: Research
DED
Real Estate Services
Ecotone, Inc.
Marion Honeczy, DNR
Forest Conservation Coordinator