



Howard County Department Of Planning And Zoning
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Valdis Lazdins, Director

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June 1, 2017

James Johnson
Valencia Scott
6077 Meadowridge Road
Elkridge MD 21075

RE: WP-17-119 Meadowridge View (SP-17-009)

Dear Mr. Johnson and Ms. Scott:

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 to the following section of the Subdivision and Land Development Regulations:

Section 16.1205(a)(7) of the Subdivision and Land Development Regulations (Amended Fifth Edition) – On-site forest retention of 30” in diameter or larger specimen trees is considered a priority for on-site retention and protection in the County. * The request is for the removal of two (2) specimen trees (Red Maples) from subject site. The two specimen trees are referenced on the alternative compliance petition exhibit and are identified as Specimen Tree #1 (Red Maple, 52.5” dBH) and Specimen Tree #2 (Red Maple, 33” dBH).

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

1. The removal of the two (2) specimen trees (Red Maples) will require mitigation with the planting of 2:1 replacement trees (4 total) with a minimum 3” caliper native plant species as part of this subdivision’s landscaping plan. Surety for the four shade trees will be incorporated into the landscape surety with the final plan.
2. Provide a note on all subsequent subdivision and site development plans regarding this alternative compliance petition approval. This note shall include the regulation sections petitioned, the date of the alternative compliance approval, and the conditions of approval.

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

Section 16.1205(a)(7)

The petitioner has provided justification in regards to the challenges and difficulties involved in saving the two specimen trees (Red Maples); these trees are located within the path where an existing private sewer connection is being replaced with an 8” public sewer main.

Specimen Tree #1 is in poor condition and would most likely not survive during the removal of the existing sewer connection and construction of the public sewer that's proposed with this subdivision. Specimen Tree #2 is in good condition, but is located approximately 3-4 feet from the existing sewer connection/proposed sewer main. Construction within such close proximity to these two trees will have a significant impact to the root system and survivability of the trees. The alternative compliance petition details the location of the two trees in relation to the proposed sewer line.

The intent of the forest retention priorities is that large, good quality native trees be a priority to be retained. This alternative compliance petition shall serve the intent of the Regulations to a greater extent through the retention of four (4) of the six (6) existing specimen trees, along with 1.1 acres of forest that shall be placed in a public forest conservation easement and the planting of four (4) native plant species to compensate for the two specimen trees lost.

The approval of this alternative compliance petition will not nullify the intent or purpose of the Regulations. Given the proximity of the two Maple trees to where the construction of a new sewer main shall be, it is clear that the retention of the two Maple trees would not be practicable. The two Maple trees proposed for removal are internal to the site and not visible to neighboring properties due to other existing trees which are proposed to remain.

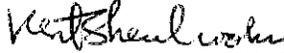
Plan review staff located the marked specimen trees on a site visit made on May 3, 2017 and concurs with the specimen tree assessment provided in this alternative compliance justification statement.

There were no objections of this request from County review offices.

* Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date of approval on all subsequent plans related to this site. **This requested waiver will remain valid for one year from the date of this letter or as long as the subdivision plans (SP or final plans) or site development plans for this site 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
File: SP-17-009
Brenda Luber
DNR – Marian Honecny
FCC Engineering