



# 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

August 24, 2017

Thomas Locke  
215 West Manor Court  
Mount Airy, MD 21771

RE: WP-18-004 (Woodcamp Farms – Lot 26)

Dear Mr. Locke:

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 16.1205(a)(7) Protection of Specimen Trees**, which requires the retention of specimen trees (30" dbh or greater) allowing the removal of two (2) specimen trees.

**Approval is subject to the following conditions:**

1. An individual tree protective device (tree fencing) shall be placed completely around specimen tree #1 PRIOR TO the commencement of any grading and shall be outlined on the Simplified ECP.
2. Compliance with the SRC agency comments throughout the plan process for Lot 25.

**The Planning Director's decision was made based on the following:**

**Extraordinary Hardships or Practical Difficulties:**

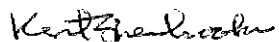
Strict compliance with the regulations would create a hardship for the developer. The location of the existing well and septic field area create a narrow building envelope for a dwelling. The excavation for the foundation and grading within this envelope will cause significant damage to the critical root zone of specimen tree #2. The installation of the well has likely caused significant damage to specimen trees #3 and there is a fair amount of grading proposed within the critical root zone. The removal of these specimen trees is required for this lot to be viable and safe for a dwelling.

**Not Detrimental to the Public Interest/Nullifies the Intent or Purpose of the Regulations:**

Specimen tree #1 is to be retained and located within the forest conservation easement along with 1.3 acres of mature forest. This forest will be placed in a permanent easement, thus protecting and enhancing the existing forest environment and supporting the public interest. The Consultant has also agreed to create the forest conservation easement over both Lot 25 and 26, creating a larger more contiguous area within a permanent easement. This easement will provide a significant buffer between the proposed dwelling and surrounding properties which are compatible in design, consisting of single family detached dwellings on 3+ acres of land.

If you have any questions, please contact Justin Schleicher at (410) 313-2350 or email at [jschleicher@howardcountymd.gov](mailto:jschleicher@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/JS

cc: Research  
DED  
Real Estate Services  
Vanmar  
File (WP-18-004)  
Forest Conservation Coordinator  
Marian Honezcy