



# 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

September 15, 2017

Andrew Farina  
17400 Nursery Court  
Mount Airy, MD 21771

RE: WP-18-014 Woodcamp Farms – Lot 24

Dear Mr. Farina:

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).

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

1. Specimen tree #2 is approved for future removal. The tree shall not be removed unless additional septic lines and trenches are needed within the critical root zone.
2. Compliance with the SRC agency comments throughout the plan process for Lot 24.

**If any trees are to be trimmed or removed from within the road right-of-way, a Roadside Tree Permit must be obtained from the Department of Natural Resources. A copy will be required at the time of permit application. Any questions regarding this process should be directed to Marian Honecny at 410-260-8595 or [marian.honecny@maryland.gov](mailto:marian.honecny@maryland.gov).**

**Our 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 trees #9 and #12. The orientation of the septic reserve area and optimal sight distance heavily restrict the placement of the driveway. With very little options for placement, the driveway construction and paving will create severe disturbance and soil compaction within the critical root zones of specimen trees #3, #6 and #7. 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 trees #1, #8 and #10 are 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 adjacent to the easement on Lot 25, 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.

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 a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

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  
CLSI  
Forest Conservation Coordinator  
Marian Honeczy - DNR  
File