



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

October 15, 2018

Alex Song
Pfefferkorn Rover Mill, LLC
12668 Frederick Road
West Friendship, MD 21794

RE: WP-18-092 Rover Mill Estates

Dear Sir/Madam:

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)**.

Approval is subject to the following conditions:

1. The removal of the four Norway Maple trees is permitted as shown on the plan exhibit. The removal of any additional specimen tree is not permitted under this alternative compliance request unless it can be sufficiently demonstrated by the applicant to be justified.
2. The developer shall plant eight 2-1/2" minimum-caliper native shade trees in addition to the required perimeter landscaping to mitigate the removal of the four specimen trees. Include the additional trees on SP-18-001 and all subsequent subdivision and development plans. These trees will be bonded along with the required perimeter landscaping as part of the final subdivision plan.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties

The four Norway Maple trees are located just outside of the existing paving along Rover Mill Road. The trees will need to be removed to improve Rover Mill Road to the County's public road standards. Improvements are not being proposed beyond the development area or within the environmental restriction areas, which results in the preservation of one specimen tree (ST-1). The proposed road improvements include widening and a roadside swale to accommodate road drainage. The four specimen trees are in poor condition due to dieback. Norway Maple trees are not native to Maryland and are considered an invasive species.

Not Detrimental to the Public Interest

The removal of the four Norway Maple trees will allow for the proposed improvements of Rover Mill Road. The trees are in poor health and are immediately adjacent to the public road creating a public safety hazard. Norway Maple trees are not native to Maryland and are considered invasive species. The developer is proposing to mitigate the removal of the specimen trees by planting eight native shade trees along Pfefferkorn Road to provide a buffer to the proposed subdivision as viewed from Pfefferkorn Road. Landscaping trees will be planted along Rover Mill Road after the road improvements are completed as part of the perimeter landscaping and street tree requirements for the proposed development.

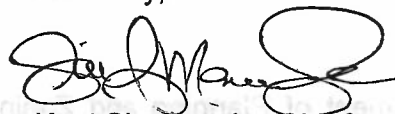
Will Not Nullify the Intent or Purpose of the Regulations

The granting of this alternative compliance request does not nullify the intent or purpose of the regulations. The Norway Maple trees are invasive, in poor health and are located within a few feet of the public road. It is necessary to remove the trees to improve the public road to County standards. The developer is proposing to plant eight native shade trees as mitigation for their removal.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date on all related subdivision 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 plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/eb

- cc: Research
- DED
- Real Estate Services
- Marian Honeczy- MD DNR
- Vogel Engineering + Timmons
- Brian Flynn