



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

July 16, 2018

Tim Keane
Trinity Quality Homes
3675 Park Avenue, #301
Ellicott City, MD 21043

RE: WP-18-138, Beechwood Manor

Dear Mr. Keane:

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), which identifies state champion trees, trees 75% of the diameter of state champion trees, and trees 30" in diameter or larger as forest retention priorities.

Approval is subject to the following conditions:

1. The removal of specimen tree #3 shall be mitigated with the planting of two (2) shade trees with a minimum 3 ½" caliper. The trees should be a native species and identified for specimen tree mitigation on the final landscape plan.
2. This approval is only for the removal of specimen tree #3. Removal of additional specimen trees shall necessitate the submittal of a new alternative compliance request.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: The specimen tree proposed for removal is in poor condition and situated on a portion of the site slated for single-family attached structures. A portion of the critical root zone has already been impacted by the construction of the Twin Fawn Trail public road right-of-way. Preservation of a tree that will likely not survive creates a practical difficulty for the subdivision layout.

Alternative Proposal: The intent of the regulations will be served to a greater extent with the planting of two new native shade trees appropriately sited in open space, where the trees can thrive.

Not Detrimental to the Public Interest: The removal of specimen tree is not detrimental to the public interest as it removes a potential hazard from the community. The mitigation of two new trees that will be sited to grow into new large and healthy shade trees will provide a greater benefit to the public interest.


Will not nullify the intent or purpose of the regulations: As stated above, the intent of the regulations is to preserve forest resources and healthy specimen sized trees. The tree proposed for removal is unhealthy and a fall risk. It's replacement with two new native shade trees fulfills the intent of the regulations.

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 Jill Manion-Farrar at (410) 313-2350 or email at jfarrar@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/JMF 
cc: Research
DED
Real Estate Services
Vogel Engineering
Forest Conservation Coordinator
Marion Honecny, DNR
S-18-002