



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

November 28, 2018

RAFAT, LLC
7350-B Grace Drive
Columbia, MD 21044

Dear Sir or Madam:

RE: WP-19-038, Isla's Woods (F-18-079)

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) and (10)** which prohibits removal of specimen trees.

Approval is subject to the following conditions:

1. The alternative compliance petition number (WP-19-038) and its conditions of approval must be added to all subdivision plans and final plat, F-18-079.
2. The developer shall plant four (4) 3" minimum caliper native shade trees in addition to the required perimeter landscaping to mitigate the removal of the specimen trees. Include the additional trees on the Final Plan. These trees will be bonded with the Developer's Agreement under the final subdivision plan.
3. The alternative compliance approval applies only to the 2 specimen trees to be removed as shown on the alternative compliance exhibit. The removal of any other specimen trees on the property is not permitted unless it can be sufficiently demonstrated by the applicant to be justified.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty -

The developer has demonstrated that in order to achieve the desired development potential of the parcel 2 specimen trees must be removed (silver maple in good condition and a red maple in fair condition). Because of the small lot sizes, without the removal of the specimen trees, building on Lots 1 and 4 would not be possible.

Not Detrimental to the Public Interest - Approval of the alternative compliance request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding residential properties. Although the developer is proposing to remove 2 specimen trees, mitigation for these trees will be provided elsewhere on the site. With the retention of the existing vegetation and mitigation for the specimen tree removal, the proposed subdivision will be screened from the adjacent properties.

Will Not Nullify the Intent or Purpose of the Regulations - Approval of this alternative compliance request will not nullify the intent or purpose of the regulations. The developer will provide on-site mitigation for the removal of the 2 specimen trees. The specimen trees impact the building site on two of the proposed lots. One specimen tree is in fair condition and the other tree is in good condition.

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 Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/BL

- cc: Research
- DED
- Real Estate Services
- M/B and Assoc.
- F-18-079
- Marion Honeczy, DNR