



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

April 10, 2019

Robert D. Grove Revocable Trust  
Attn: Jim Greenfield  
6420 Autumn Sky Way  
Columbia, Maryland 21044

Columbia Builders  
P.O. Box 999  
Columbia, Maryland 21044

RE: WP-19-080 Grove Property, ECP-19-036

Dear Mr. Greenfield:

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), Forest retention priorities**: State champion trees, trees 75 percent of the diameter of State champion trees, and trees 30 inch in diameter or larger for the removal of specimen trees #1, #3, #4, and #8.

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The Planning Director has **denied** your request for an alternative compliance to **Section 16.127(c)(4)(i), Limit on adjoining driveway entrances**: A shared use-in-common driveway must be provided in accordance with the Design Manual within a minimum 24-foot wide access easement for all proposed residential infill development lots. Any existing driveway entrances onto the public road right-of-way must be connected to a single use-in-common driveway or abandoned.

### **Approval for Section 16.1205(a)(7) is subject to the following conditions:**

1. The Alternative Compliance approval is limited to the removal of Specimen Trees #1, #3, #4, and #8 as depicted on the exhibit. Any proposal to remove any other specimen tree will require a new alternative compliance request.
2. A minimum of eight (8), native 2.5"-3" caliper, shade trees shall be provided as mitigation for the removal of the four (4) specimen trees from the property. Landscaping surety, in the amount of \$300.00 per tree shall be provided with the applicant's grading permit as part of the site development plan.
3. It is recommended that the applicant try to save specimen tree #3 by having an arborist explore methods to preserve the tree with root pruning per the Forest Conservation Manual Exhibit G-15 Root Pruning.

### **Justification for Approval of Section 16.1205(a)(7)**

**Extraordinary Hardships or Practical Difficulties:** Of the eight existing specimen trees, four are proposed to be removed. Should the regulations be strictly enforced, it would create a hardship and practical difficulty for the applicant. Two of the specimen trees, #1 and #8 are Ash trees, which are susceptible to damage from the Emerald Ash Borer Beetle and are no longer used as landscaping trees. Specimen trees #3 and #8 are within areas of grading for the proposed houses. Specimen trees #4 needs to be removed based on its poor quality. Due to the location and condition of the specimen trees to be removed, reconfiguration of the site would not mitigate these difficulties.



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

Sincerely,

Kent Sheubrooks, Chief  
Division of Land Development

KS/ktb  
Attachment: Exhibit G-15  
cc: Research  
DED  
Real Estate Services  
FCC  
ECP-19-080