



August 20, 2019

SDMC Associates
attn: Dr. Charles Mess
18420 Brook Grove Road
Olney MD 20832

RE: **WP-20-005 SDMC Associates** (ECP-19-061, SDP-89-197)

Dear Dr. Mess:

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)** to remove a 50" (dbh) specimen tree at the subject property listed above, addressed as 12186 Clarksville Pike in Clarksville MD.

Approval is subject to the following 2 conditions:

1. The removal of the one specimen tree (Silver Maple) will require mitigation with the planting of 2:1 replacement tree (2 total) with a minimum 3" caliper native plant species as part of this project's development plan. Surety for the trees will be incorporated into the landscape surety with the site development plan (redline revision), SDP-89-197.
2. Provide a note on the site development plan (redline revision) regarding this alternative compliance petition approval. This note shall include the regulation section petitioned, the date of the alternative compliance approval, and the conditions of approval.

Our decision was made based on the following:

The petitioner has provided justification regarding the challenges and difficulties to save the 50" dbh Silver Maple tree. This tree is located within the proximity where site improvements are proposed for the proposed parking lot addition to serve the retail building.

The Silver Maple is in poor condition with trunk damage. Preserving the tree would be difficult due to its location in relation to the proposed parking lot addition. The alternative compliance exhibit details the location of the Silver Maple tree in relation to the proposed parking lot addition.

The approval of this alternative compliance petition will not nullify the intent or purpose of the Regulations. Given the proximity of the Silver Maple tree to where site development shall occur, the retention of the tree would not be practicable.


Plan review staff located the Silver Maple on a site visit made and concurs with the specimen tree assessment provided in this alternative compliance justification statement.

There are no objections of this request from County review offices.

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 (redline revision) is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Derrick Jones at (410) 313-2350 or email at djones@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

S/dj
: Research
Benchmark Engineering
File: ECP-19-061