



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

FAX 410-313-3467

April 14, 2020

Dorsey's Ridge, LLC
c/o Dave Woessner
308 Magothy Road
Severna Park, Maryland 21146

RE: WP-20-097 Dorsey's Ridge (F-19-047)

Dear Mr. Woessner:

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)** of the Howard County Forest Conservation Regulations for retroactive approval for removal of a 41" white oak specimen tree.

Approval is subject to the following conditions:

1. Approval is for removal of specimen tree #14 as shown on the alternative compliance exhibit. No other specimen tree is approved to be removed under this request. Previous alternative compliance conditions of approval to protect specimen tree #14 are no longer applicable (WP-17-048 & WP-20-053).
2. Removal of the specimen tree requires replacement of two native trees with a DBH (diameter at breast height) of at least three inches. The mitigation planting must be shown on the landscape plan for Dorsey's Ridge, Phase 1 (F-19-047) and be bonded as part of the landscaping surety. The replacement trees cannot count toward the landscaping obligation for the subdivision.
3. Specimen trees ST-6, ST-7, ST-9, ST-13, ST-15 & ST-16 must be protected during construction. A Maryland Licensed Tree Expert must inspect the trees and implement recommendations for professional pruning of roots and foliage. All pruning must be performed by a Maryland Licensed Tree Expert. Tree protection fencing must be installed around the entire perimeter of these specimen trees to the greatest extent possible (while not disturbing proposed forest conservation areas) to prevent root and foliage damage during construction.

Our decision was made based on the following:

1. **An unreasonable hardship or practical difficulty results from compliance with the regulation.**
A Maryland Licensed Tree Expert determined the specimen tree was dead and was at risk of breakage and/or failure which could cause serious impact to the applicants insured property. Because the tree was a known hazard, the applicant attests any damage caused by the tree would not be covered by the insurance company and would create a potential hardship.

2. The regulation will be served to a greater extent by an alternative proposal.

Removal of the dead tree will require planting of two native trees. These trees will be part of the approved landscape plan and will require to be maintained in good growing condition and, whenever necessary, replaced with comparable new plant materials to ensure continued compliance with the landscape regulations.

3. Granting of the waiver will not adversely affect water quality.

The planting of two living trees will not adversely affect water quality because living trees absorb and filter water and nutrients that could otherwise wind up in waterways. The dead tree will not provide the same benefits of living trees.

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 as long as a subdivision or site development plan is being actively processed in accordance with the provisions of the Regulations. Please note, this subdivision received preliminary plan approval prior to February 5, 2020, is not subject to CB61-2019 and CB62-2019 and was processed in accordance with the regulations which were in effect at the time of preliminary plan approval.

If you have any questions, please contact Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,



Anthony Cataldo, Chief
Division of Land Development

AC/js

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Marian Honeczy- DNR
FCC



Howard County Maryland
Department of Planning and Zoning
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only:
 File No. WP-20-097
 Date Filed 4/31/20

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: **DORSEY'S RIDGE, PUE FULTON HOUSE**

Subdivision Name/Property Identification: **DORSEY'S RIDGE**

Location of property: **FRONT CENTER OF PROPERTY**

Existing Use: **MULTI FAMILY RESIDENTIAL** Proposed Use: **SAME**

Tax Map: **24** Grid: **18** Parcel No: **260** Election District: **2ND**

Zoning District: **C.E.F.** Total site area: **10.9 ACRES**

Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

F-19-047
WP-20-053
S-17-006
WP-18-038

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
16.1205(a)(7)	WE REQUEST PERMISSION TO REMOVE A DEAD AND DANGEROUS WHITE OAK TREE.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: David Woessner Date: 3-30-2020

Signature of Petitioner Preparer: David Woessner Date: 3-30-2020

Name of Property Owner: DORSEY'S RIDGE LLC
DAVID WOEESNER Name of Petition Preparer: SAME

Address: 9172 WILLOW WALK
ESTERO, FLORIDA
34135 Address: SAME

City, State, Zip: _____ City, State, Zip: SAME

E-Mail: dwoessner2012@gmail.com E-Mail: SAME

Phone No.: 240 319 1735 Phone No.: SAME

Contact Person: DAVE WOEESNER Contact Person: SAME

Owner's Authorization Attached

I AM THE OWNER