

June 10, 2016

Jim Clark
Catherine Clark
21103 West Liberty Rd.
Parkton, MD 21103

Re: Clark Property
21103 West Liberty Rd.
Forest Buffer Variance
Tracking # 03-16-2208

Dear Mr. and Mrs. Clark,

A request for a variance from the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains was received by this Department of Environmental Protection and Sustainability on April 15, 2016. This request proposes to allow you to maintain a yard (4,221 square feet total) in the Forest Buffer Easement located on your property.

This Department has reviewed your request, and has determined that a practical difficulty/unreasonable hardship does exist, since your yard is constrained, and that the potential for impacts to water quality and aquatic resources as a result of this proposal can be minimized by performing mitigative measures. The requested area was always a field and never had any woody vegetation, therefore, the site can be greatly improved by planting to provide better water quality. Therefore, we will grant this request in accordance with Section 33-3-106 of the Baltimore County Code, with the following conditions:

1. The following note must appear on all plans submitted for this project:

“A variance was granted by the Baltimore County Department of Environmental Protection and Sustainability from the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains. The Forest Buffer Easement and building setback shown hereon are reflective of the fact that this variance was granted. Conditions were placed on this variance to reduce water quality impacts.”

2. The Forest Buffer Easement shall be permanently posted at 75 foot intervals with “Forest Buffer - Do Not Disturb” signs or bird houses by July 31, 2016.
3. The Forest Buffer Easement shall be planted with 11 – 2” caliper Maryland native trees, in accordance with an approved simplified Forest Buffer Protection Plan detailing the species and approximate planting location of each.

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4. Mowing/grazing/removal of vegetation within the Forest Buffer Easement, not included in the forest buffer variance, shall cease immediately.
5. All work required as a condition of this variance approval shall be completed by July 31, 2016.

It is the intent of this Department to approve this variance subject to the above conditions. Any changes to site layout may require submittal of revised plans and a new variance request.

Please have the party responsible for meeting the conditions of this variance sign the statement below/on the next page and return a signed copy of this letter to this Department within 21 calendar days. Failure to return a signed copy may render this approval null and void, or may result in delays in the processing of plans for this project.

If you have any questions regarding this correspondence, please contact Jeremiah Spiga at (410) 887-3980.

Sincerely yours,

Vincent J. Gardina
Director

VJG:JPS

