

August 5, 2016

Mr. Henry Leskinen
Eco-Science Professionals, Inc.
P.O. Box 5006
Glen Arm, MD 21057

Re: Tobias Property
Forest Buffer Variance
Tracking #05-16-2289

Dear Mr. Leskinen:

The Department of Environmental Protection and Sustainability (EPS) has completed review of the above referenced request for a variance to the Baltimore County Code, Article 3 Environmental Protection and Resource Management, Title 3 Protection of Water Quality, Streams, Wetlands and Floodplains. If granted, the request would allow the continued use of 3,175 square feet of forest buffer impacts for an existing driveway that accesses an adjacent property. The site currently contains an existing dwelling and a second lot is proposed. The variance request area is on the opposite side of the property from the existing dwelling and proposed dwelling. The entire Forest Buffer on site is 2.32 acres.

This Department has reviewed your request, and has determined that a practical difficulty exists given the existing impacts to the forest buffer. Therefore, in accordance with Article 33-3-106 of the Baltimore County Code, we will grant the request with the following conditions:

1. The following note must appear on all plans and plats 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 on August 5, 2016. This variance approved the continued use of a driveway in the forest buffer.”
2. A Forest Buffer Protection Plan shall be approved prior to grading/sediment control plan approval for the project.

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3. Mowing of this forest buffer adjacent to the driveway to the south shall cease and the easement shall be allowed to naturally regenerate.

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

Please have the owner sign the statement below 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 this project.

If you have any questions regarding this correspondence, please call Ms. Regina Esslinger at (410) 887-3980.

Sincerely yours,

Vincent J. Gardina
Director

I agree to the above conditions to bring our property into compliance with Law for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Owner Signature

Date

Printed Name