

October 31, 2016

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

Re: Victory Villa Elementary School
Forest Buffer Variance
Tracking #06-16-2342

Dear Mr. Canoles:

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 8,970 square feet of forest buffer impacts for upgrades to sewer lines connections, stormwater management outfalls, and temporary grading; 42,950 square feet of forest buffer impact for removal of an existing school and construction of a new school, parking, playground, and sidewalks; and the continued use of 7.0 acres for ball fields, a multi-use play court, lawn, and sidewalks. The site currently contains an existing elementary school, classroom trailers, associated parking, playgrounds, a multi-use court, ball fields, and sidewalks. The entire site is 12.45 acres, 8.4 acres of which are within the forest buffer and floodplain.

This Department has reviewed your request, and has determined that a practical difficulty exists given the existing site constraints, the location and condition of the existing school, and 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 October 31, 2016. This variance approved impacts to the forest buffer. Any change in land use shall nullify this variance.”

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2. A Forest Buffer Protection Plan shall be provided no later than concurrently with the grading plan for the project, and must receive approval by this office prior to grading permit approval.

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 school representative 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.

School Representative Signature Date

Printed Name