

February 27, 2014

Mr. Rick Richardson, P.E.  
Richardson Engineering, LLC  
30 E. Padonia Road  
Timonium, MD 21093

RE: Soukup Park Arena  
Forest Buffer Variance Request  
Tracking #05-14-1774

Dear Mr. Richardson:

A request for a variance from the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains was received by this Department on February 25, 2014. If granted, the variance would allow a proposed sports arena to encroach 10 feet into the 25 foot setback to an existing Forest Buffer. No direct impact would occur to the buffer that had recently been afforested by Recreation & Parks.

This Department has reviewed your request and has determined that a practical difficulty exists in siting the sports arena given that parking, traffic safety, and recreational area requirements dictate its size and location. Furthermore, impacts to water quality can be adequately minimized by permanent posting of the Forest Buffer with protective signage along its entire length on the park property.

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 on February 27, 2014 by the Baltimore County Department of Environmental Protection and Sustainability from the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains. The building setback to the Forest Buffer shown hereon is reflective of the fact that this variance was granted. Conditions were placed on this variance to reduce water quality impacts including posting of the Forest Buffer.”
2. The limit of disturbance for the project shall not encroach into the Forest Buffer, and the proposed arena shall extend no closer than 15 feet to the Forest Buffer.
3. Surveyed limits of the Forest Buffer shall be permanently posted at 150-foot intervals or at any of its corners with “Forest Buffer - Do Not Disturb” signs and

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permanent below grade markers (rebar) to facilitate identification of the easement limits. The signs and monuments shall be installed prior to June 1, 2014 or prior to issuance of any building permit.

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 appropriate County 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 plans for this project.

If there are any questions regarding this correspondence, please contact Mr. Glenn Shaffer at (410) 887-3980.

Sincerely yours,

Vincent J. Gardina  
Director

VJG/ges

c. Mr. Daniel Schindler, Property Management, Office of Budget and Finance

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

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name