

April 4, 2018

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

Re: AnNur Foundation
Forest Buffer Variance
Tracking # 05-18-2691

Dear Mr. Canoles:

This Department 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 a 750 square feet reduction of the 25-foot setback to a minimum setback of 13 feet for the construction of an addition onto an existing house of worship. No wetland, stream, or forest impacts will occur based on the applicant's proposal. The buffer from offsite wetlands falls in the northeastern corner of the property and is all impervious surfaces. The applicant is proposing to remove 30,480 square feet of impervious surfaces, including 6,300 square feet of forest buffer. The forest buffer will then be planted with a native seed mix.

This Department has reviewed your request, and has determined that a practical difficulty exists given the existing uses and development on site. 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. "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 April 4, 2018. This variance approved the reduction of the 25-foot setback to the forest buffer. Conditions were placed on the approval to reduce water quality impacts. Any change in land use shall nullify this variance."

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2. A Forest Buffer Protection Plan (FBPP) with signs demarcating the forest buffer area shall be required. The seed mix provided is acceptable. The FBPP must receive approval by this office prior to grading plan approval.
3. All State and Federal permits shall be obtained prior to grading permit issuance.

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 property 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,

David V. Lykens
Deputy Director

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

Property Owner' Signature Date

Printed Name

Co-owner's Signature Date

Printed Name

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