

November 21, 2018

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

Re: The Shops at Perry Hall
Forest Buffer Variance
Tracking #05-18-2820

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 10,809 square feet of permanent forest buffer impacts, including 1,472 square feet of emergent wetlands, for construction of an access road, stormwater management facility, and an outfall for a new shopping center. The site is undeveloped and contains two areas of emergent wetlands. The site is bisected by Honeygo Boulevard and is 12.37 acres. Both Forest Buffers are on the northeastern side of Honeygo Boulevard; the property configuration on the northeastern side is triangular and constrained. Most of the site acreage is on the southwestern side of Honeygo Boulevard. One of the wetlands and both of the surrounding buffers are currently mowed.

This Department has reviewed your request, and has determined that a practical difficulty exists given the existing impacts to the forest buffer and configuration of the property. 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 November 21, 2018. This variance approved permanent impacts to the wetlands and forest buffer.”

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2. Mitigation shall be addressed through the purchase of 10,809 square feet of credit in a County approved Forest Buffer mitigation bank.
3. 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 plan 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 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 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