

October 2, 2024

James Matis, P.E.  
Matis Warfield, Inc.  
909 Ridgebrook Road, Suite 100  
Sparks, MD 21030

RE: 63 Beecham Court  
Stormwater Management Fee-in-Lieu  
Gwynns Falls Watershed  
**Project I.D. D920241**  
**EPS Tracking Number: 02-24-4195**

Dear James Matis:

This office has reviewed the information submitted and finds that a variance can be granted for this project under Section 33-4-113 of the Baltimore County Code. This section of the regulations allows a stormwater management variance to be granted if there were exceptional circumstances such that strict adherence to the provisions of this article would result in unreasonable hardship or practical difficulty and not fulfill the intent of this article. In approving the variance, the following conditions must be met.

This project proposes to construct an inground pool, decking and pool house, totaling 0.09 acres of impervious area and disturbing approximately 0.23 acres.

1. All runoff must be conveyed to a suitable outfall without imposing an adverse impact on the receiving waterbody, watercourse, wetland, storm drain or adjacent property. This project is in the Gwynns Falls Watershed, where management for the 100-year storm is required. Per the SWM variance package prepared by Matis Warfield dated September 30, 2024, the discharge for the 100-year storm will increase by 0.70 cfs under proposed conditions (approximately 2.5%), but have no adverse impact on downstream properties. All runoff from the proposed impervious surfaces will discharge via overland flow through a Forest Buffer and Forest Conservation easement. As the increase in discharge is minimal and the travel path shows no signs of erosion this constitutes a suitable outfall. Therefore, this office finds that a variance from quantity and quality management can be granted for this project. Should the proposed development change such that the outfall can no longer be considered suitable, as outlined in this letter, this variance will be considered null and void.
2. As much as possible, impervious areas should be conveyed as sheet flow through vegetated areas without concentrating or causing erosion.
3. Additional subdivision on these parcels and/or lots will require stormwater management controls for this site and the additional subdivision.
4. A payment in the amount of **\$ 3,600.00 or \$ 40,000.00** per on-site impervious acre, in this case .09 acres, shall be made prior to permit approval. This is the rate for residential properties inside the Priority Funding Area and Urban Rural Demarcation Line. The payment should be in the form of a check **payable to Baltimore County Maryland** and should be submitted to the Finance and Administration Section of this Department.

Should there be further questions, please contact Vearle Cochran, P.E. at 410 887-3768.

Very truly yours,

*/signed/*

Kritty Udhin, P.E., Manager  
Stormwater Management

KU:vdc

c: Finance and Administration Section