

January 30, 2025

KCI Technologies  
936 Ridgebrook Road  
Sparks, MD 21152  
Attn: Matthew Sichel, P.E.

RE: Castanea Lot 35 (6 Cervo Court)  
Stormwater Management Fee-in-Lieu  
Jones Falls Watershed  
**Project I.D. D920015**  
**EPS Tracking Number: 02-25-4265**

Dear Matthew Sichel:

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.

This project is for construction of a single-family dwelling with an associated pool, pool deck, and pool house. The majority of stormwater management requirements are satisfied through proposed dry-wells and an existing bio-swale along Cervo Court. However, runoff from the proposed pool and pool deck area cannot feasibly be treated. Quantity management of the 100-yr storm is provided for the overall development, 'Castanea', in detention ponds. Therefore, there will be no increase in runoff resulting from the proposed development. In approving the variance, the following conditions must be met.

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.
2. The total area of land disturbance must be noted on the plan, limits of disturbance must be shown on the plan.
3. As much as possible, impervious areas should be conveyed as sheet flow through vegetated areas without concentrating or causing erosion.
4. Building down spouts should be discharged onto pervious areas where feasible.
5. Additional subdivision on these parcels and/or lots will require stormwater management controls for this site and the additional subdivision.
6. A payment in the amount of **\$ 2,983.00 or \$ 54,000.00** per on-site impervious acre, in this case 0.0552 acres, shall be made prior to permit approval. This is the rate for residential properties outside 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 Ella Kaplan, E.I.T at 410 887-3768.

Very truly yours,

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Kritty Udhin, P.E., Manager  
Stormwater Management

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c: Finance and Administration Section