

September 17, 2024

Magellan Architects  
8383 158<sup>th</sup> Ave NE, Suite 280  
Redmond, WA 98052  
Attn: Nicole Harter

RE: DCA1- Limited Site Improvements  
Stormwater Management Fee-in-Lieu  
Baltimore Harbor Watershed  
**Project I.D. M170058**  
**EPS Tracking Number: 07-24-4182**

Dear Nicole Harter:

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 improvements to an existing internal drive lane for truck check-in/check-out, including lane widening, sidewalk relocation, new concrete pads at truck lanes, modification of perimeter fencing for relocation of security swing gates at truck lanes, associated pavement striping, and new bollards. The total limit of disturbance for these improvements is 9,720 square feet and the proposed impervious area is 6,705 square feet. Existing drainage patterns will be maintained and any increase in runoff due to the proposed impervious area will be negligible. 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 **\$ 8,312.00 or \$ 54,000.00** per on-site impervious acre, in this case 0.154 acres, shall be made prior to permit approval. This is the rate for non-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 Ella Kaplan, E.I.T. at 410 887-3768.

Very truly yours,

*/signed/*

Kritty Udhin, P.E., Manager  
Stormwater Management

KU:eak

c: Finance and Administration Section