

February 10, 2025

Richardson Engineering, LLC
7 Deneison Street
Timonium, Maryland 21093
Attn: Patrick Richardson

RE: 1704 Division Avenue
Stormwater Management Fee-in-Lieu
Jones Falls Watershed
Permit I.D. R25-00321
EPS Tracking Number: 03-25-4271

Dear Patrick Richardson:

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.

The project proposed to construct a new single-family dwelling with the proposed impervious area of 0.11 acres and limit of disturbance of 0.322 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 Jones Falls watershed, where management for the 100-year storm is required. Per the SWM Variance package prepared by Richardson Engineering dated January 2025, the discharge for the 100-year storm will increase by 0.45 cfs under proposed conditions (approximately 16.0%), but have no adverse impact on downstream properties. All runoff from the proposed impervious surfaces will discharge via grass swale to Spring Avenue Road. 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 the letter, this variance will be considered null and void.
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 \$ 3,280.00 or \$ 40,000.00 per on-site impervious acre, in this case 0.082 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 Abiy Geleta, P.E. at 410-887-3768.

Very truly yours,

/Signed/

Brady Locher, Deputy Director
Department of Environmental Protection and
Sustainability

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c: Finance and Administration Section