

February 27, 2025

Gailan Wensil-Strow
American Design and Build
221 Gateway Drive
Bel Air, MD 21014

Re: 11321 Glen Arm Road Solar Panel System
Forest Buffer Variance
Tracking #03-24-4235

Dear Gailan Wensil-Strow:

A request for a variance from the Baltimore County Code, Article 33, Title 3, a Law for the Protection of Water Quality, Streams, Wetlands and Floodplains (i.e. Forest Buffer Law), was received by this Department of Environmental Protection and Sustainability (DEPS) on December 9, 2024. If granted, the variance would allow the installation of a 578-square foot solar panel system within the forest buffer associated with an unnamed tributary to Cowen Run (Use-III), which flows across the southern end of the property. The 1.0-acre property is currently improved with a single-family dwelling and associated infrastructure.

The variance application indicates that the solar panel system cannot be installed outside the forest buffer because all other available land area onsite is encumbered by the secondary septic reserve area or is so shaded by nearby trees that a solar panel system would be impractical. Baltimore County Groundwater Management staff have conferred on this project and state that all existing septic infrastructure is in close proximity to the existing dwelling within the widest portion of the lot, and that there is no secondary septic reserve area located between the boundary of the 100-foot forest buffer and the wide portion of the lot surrounding the dwelling. Detailed information on which areas of the property are not appropriate for solar due to shade has not been provided.

Environmental Impact Review has reviewed this variance request and determined that adequate justification for locating the solar panel system within the forest buffer and 28 feet from the stream was not provided in the variance application. Therefore, this variance is hereby denied in accordance with Section 33-3-106 of the Baltimore County Code.

If you do not concur with the above decision, you may file an appeal with the Baltimore County Board of Appeals within thirty (30) calendar days of the denial date. The appeal must be in writing and state concisely why you believe the decision was improper. Address the appeal to

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the Baltimore County Board of Appeals and send it to the address listed below, accompanied by a \$300.00 check payable to Baltimore County Government to cover the appeal fee.

Environmental Impact Review
Baltimore County Department of
Environmental Protection and Sustainability
111 West Chesapeake Ave., Room 305
Towson, Maryland 21204
Attention: Libby Errickson

This variance is denied by the Director of the Department of Environmental Protection and Sustainability on _____.

If you have any questions regarding this correspondence, please contact Libby Errickson at (410) 887-3980.

Sincerely,

Horacio Tablada
Director

HT/lbe

c. William Francis, Property Owner