

Robert Brittain
Frederick Ward Association
5 South Main Street
Bel Air, MD 21014

October 18, 2024

Re: Inwood Bus Facility
Forest Buffer Variance
Tracking #01-24-4174

Dear Robert Brittain:

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 the Department of Environmental Protection and Sustainability (EPS) on August 5, 2024. The applicant is seeking to construct a new maintenance building, and update the existing bus maintenance facility. If granted, the variance would allow impact to 0.45 acre of the forest buffer area, for a portion of the new maintenance facility and the continued use of the bus parking and maintenance area.

A small Use-I unnamed tributary to Cedar Branch, passes through the 4 acre property. The full forest buffer area required by the Forest Buffer Law encompasses the central portion of the property and extends into a majority of the developed portion of the bus maintenance facility. The new maintenance facility will be constructed over existing surface within the buffer and no impacts to the stream are proposed. As part of the project, a stormwater management pond and two outfalls will be installed to treat stormwater run-off. Stormwater run-off is not currently being addressed onsite. A Forest Conservation specimen tree variance has previously been granted for this project allowing the removal of two specimen trees. These impacts will be addressed through conservation of forest in a forest conservation area on site.

This Department has reviewed your request and has determined that a practical difficulty exists in fully complying with Section 33-3-111 as described above. Furthermore, impacts to water quality will be addressed through the installation of a stormwater management facility on site.

Therefore, we will grant this request in accordance with Section 33-3-106 (a)(1) of the Baltimore County Code, with the following conditions:

1. High visibility, orange safety fence shall be manually installed along the limit of disturbance wherever the LOD is within 50 feet of any forested area or specimen tree.

This fence shall be inspected and approved by DEPS prior to any permit approval for the subject project.

2. This variance approval pertains solely to the proposed rehabilitation and construction of the additional maintenance building. Any subsequent impact to the Forest Buffer on this property shall be reviewed on its own merits and shall comply with the Forest Buffer regulations in effect at that time.
3. The following notes shall appear on all subsequent plans submitted for this project:
 - “A variance from the Law for the Protection of Water Quality, Streams, Wetlands, and Floodplains (Tracking Number 01-24-4174) was granted by Baltimore County Department of Environmental Protection and Sustainability to allow the impact of 0.45 acre of Forest Buffer for construction of a new maintenance building, and the continued use of the bus parking and maintenance area. Conditions were placed on this variance to reduce impacts to water quality including the installation of high visibility safety fencing to protect forest resources.”
 - “There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer except as permitted by the Baltimore County Department of Environmental Protection and Sustainability.”

Please have the party responsible for meeting the conditions of this variance sign the statement on the following page and return a signed copy of this letter to this Department. Failure to return a signed copy may render this approval null and void, or may result in delays in the processing of plans for this project.

This variance is approved by the Director of the Department of Environmental Protection and Sustainability on _____. Any changes to site layout may require submittal of revised plans and a new variance request.

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

Sincerely yours,

Horacio Tablada
Director

HT/ja

cc: Merrill Plait, BCPS

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I/we agree to the above conditions to bring my/our property into compliance with Law for the Protection of Water Quality, Streams, Wetlands and Floodplains.

BCPS Signature

Date

Printed Name