

November 27, 2024

Colbert Matz Rosenfelt
400 Red Brook Blvd Suite 110
Owings Mills, MD 21117
Attn: Saar Refaeli

RE: Ner Israel Rabbinical College
Stormwater Management Fee-in-Lieu
Gwynns Falls Watershed
Project I.D. M130203
EPS Tracking Number: 02-24-4227

Dear Saar Refaeli:

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 new gym building, maintenance building, parking lot, driveways, basketball court, and soccer field. The majority of the site's water quality requirements are met by on site treatment practices. However, there is a portion of a proposed driveway that cannot feasibly be treated. The entire site drains to an existing SHA pond which will provide quantity management as in existing conditions, therefore satisfying the requirements for a suitable outfall. 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 **\$ 9,342.00 or \$ 54,000.00** per on-site impervious acre, in this case 0.17 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