

February 27, 2025

Matis Warfield, Inc.
909 Ridgebrook Rd Suite 100
Sparks, MD 21030
Attn: James Matis, P.E.

RE: 318 North Wind Road
Stormwater Management Fee-in-Lieu
Jones Falls Watershed
Project I.D. M250060
EPS Tracking Number: 02-25-4279

Dear James Matis:

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 single-family dwelling, pool, and pool house. This project is located in the Jones Falls watershed and 100-yr management is therefore required. Due to site constraints, on-site stormwater cannot feasibly be provided. An analysis over a drainage area encompassing almost the entirety of the limit of disturbance demonstrated that under the proposed conditions the 100-yr runoff to the study point will be 42.00 cfs, or a 3% increase from the existing 100-yr runoff of 40.87 cfs. The analysis utilized a study point located at the headwaters of a small unnamed tributary to Jones Falls. The total drainage area to the study point is 5.7 ac. Runoff from the project site is conveyed to the study point through a swale and based on the minimal increase, the proposed development is not anticipated to have any adverse impacts on downstream properties. There is no meaningful change in the impervious area for the portion of the lot not within the drainage area to the study point. Therefore, this analysis is sufficient in justifying 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. As much as possible, impervious areas should be conveyed as sheet flow through vegetated areas without concentrating or causing erosion.
3. Building down spouts should be discharged onto pervious areas where feasible.
4. Additional subdivision on these parcels and/or lots will require stormwater management controls for this site and the additional subdivision.
5. A payment in the amount of **\$ 4,120.00 or \$ 40,000.00** per on-site impervious acre, in this case 0.103 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 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