

Environmental Administrative Variances

County Council District 1

The Department of Environmental Protection and Sustainability publishes lists of requests for environmental administrative variances and their status for all County Council Districts. These are the requests for County Council District 1 and are listed below in chronological order.

Anyone interested in submitting written comments may do so by email to deprmviances@baltimorecountymd.gov or by correspondence to David Lykens, Director, Department of Environmental Protection and Sustainability, County Office Building, 111 West Chesapeake Avenue, Main Office, Room 305, Towson, Maryland 21204. **Please include the EPS Tracking Number in all correspondence.**

Requests

EPS Tracking Number: 01-21-3450

Project Name: Southern Crossroads

Project Address or Location: 4100 Maple Avenue, Halethorpe

Application Date: April 5, 2021

Decision Date:

Status: Pending

Nature of Variance Request: The Department of Environmental Protection and Sustainability hereby gives notice that a variance was requested in accordance with Section 33-3-106 of the Baltimore County Code of the Baltimore County Code to impact approximately 1,740 square feet of forest buffer area to construct three out of 196 townhouses proposed on a 72-acre site. The variance would also authorize encroachment into the 35-foot setback to the Forest Buffer to varying degrees by eight other proposed townhouses.

EPS Tracking Number: 01-21-3424

Project Name: Southern Crossroads

Project Address or Location: 4100 Maple Avenue, Halethorpe

Application Date: March 29, 2021

Decision Date:

Status: Pending

Nature of Variance Request: The Department of Environmental Protection and Sustainability hereby gives notice that a variance in accordance with Section 33-6-116 of the Baltimore County Code was requested to remove or critically impact 48 of 127 specimen trees to develop the first of two phases totaling 196 townhouses on a 72-acre site.

<https://www.baltimorecountymd.gov/departments/environment/variances/district1.html>

§ 33-3-106. - SAME — VARIANCES.

(a)

Authority to grant. The Director of the Department may grant a variance:

(1)

For those projects or activities where strict compliance with the requirements of this title would result in practical difficulty or unreasonable hardship;

(2)

For those public improvement projects or activities where no feasible alternative is available;

(3)

For the repair and maintenance of public improvements where avoidance and minimization of adverse impacts to nontidal wetlands and associated aquatic ecosystems have been addressed; or

(4)

For developments that have had stream buffers/forest buffers applied in conformance with the requirements outlined in the county water quality management policy (February 1, 1986) or the County Executive order for the protection of water quality, streams, wetlands, and floodplains (June 4, 1989) and for which the potential for water quality and aquatic resource degradation is minimal.

(b)

Application.

(1)

The applicant shall submit a written request for a variance to the Director of the Department.

(2)

The application shall include specific reasons justifying the variance and any other information necessary to evaluate the proposed variance request.

(3)

The Department may require an alternatives analysis that clearly demonstrates that no other feasible alternative exists and that minimal impacts will occur as a result of the proposed project, activity, or development.

(c)

Conditions. In granting a request for a variance, the Director of the Department may require site design, landscape planting, fencing, the placement of signs, and the establishment of water quality best management practices in order to reduce adverse impacts on water quality, streams, wetlands, and riverine floodplains.