

February 5, 2024

Matis Warfield  
909 Ridgebrook Road Suite 100  
Sparks, MD 21152  
Attn: James Matis, P.E

RE: 5 Wyndam Court Pool  
Stormwater Management Fee-in-Lieu  
Jones Falls Watershed  
**Project I.D. M210310**  
**EPS Tracking Number: 03-24-4050**

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 pool. Runoff from the proposed pool area will discharge through a Forest Buffer/Forest Conservation easement and subsequently into the 100-year floodplain. The proposed improvements will result in an increase in runoff from 22.54 cfs to 23.26 cfs for the 100-year storm. Due to the minimal increase in runoff and proximity to the 100-year floodplain, quantity management is not being required for this project. 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 **\$ 2,495.00 or \$ 54,000.00** per on-site impervious acre, in this case 0.0462 acres, shall be made prior to permit approval. This is the rate for residential properties outside 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,

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Kritty Udhin, P.E., Manager  
Stormwater Management  
Department of Environmental Protection  
and Sustainability

KU:eak

c: Finance and Administration Section