



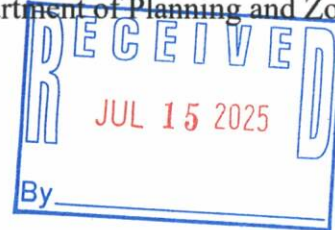
For DPZ Office use only:

BA Case No. BA-823D

Date Submitted: 7/15/2025

ADMINISTRATIVE APPEAL PETITION TO THE HOWARD COUNTY HEARING AUTHORITY

A person who wishes to appeal a departmental decision must use this petition form. It is recommended that a person determine whether he/she can be acknowledged as being an aggrieved person¹. The appellant must submit the completed form to the Department of Planning and Zoning within 30 days of issuance of the departmental ruling or action.



1. APPEAL REQUEST

BRIEF DESCRIPTION OF RULING OR ACTION FROM WHICH THIS APPEAL IS
TAKEN: See Attachment A

DATE OF RULING OR ACTION: June 23, 2025

BRIEF DESCRIPTION OF ERROR OF FACT, OR LAW, IF ANY, PRESENTED BY
THIS APPEAL: See Attachment A

MANNER IN WHICH THE APPELLANT IS AGGRIEVED BY THE RULING OR
ACTION: See Attachment A

OTHER FACTORS WHICH THE APPELLANT WISHES THE HEARING AUTHORITY
TO CONSIDER: _____

¹ As a brief explanation of this concept: Generally speaking,....a person "aggrieved"...is one whose personal or property rights are adversely affected by the decision...The decision must not only affect a matter in which the protestant has a specific interest or property right, but his interest therein must be such that he is personally and specifically affected in a way different from that suffered by the public generally. The Department of Planning and Zoning does not advise persons on whether they may or may not qualify as being aggrieved. Persons intending to file an appeal may want to obtain separate legal advice on this issue because it may have an impact on the validity of the appeal.

2. **APPELLANT'S NAME** See Attachment B
TRADING AS (IF APPLICABLE) _____
ADDRESS _____
PHONE NO. (H) _____ (W) _____
EMAIL _____
3. **COUNSEL FOR APPELLANT** The Law Office of G. Macy Nelson, LLC
COUNSEL'S ADDRESS 600 Washington Ave, Suite 202, Towson, MD 21204
COUNSEL'S PHONE NO. 410-296-8166
EMAIL gmacynelson@gmacynelson.com and alex@gmacynelson.com
4. **RESPONDENT** See Attachment B
RESPONDENT'S ADDRESS _____
5. **PROPERTY IDENTIFICATION (IF REAL PROPERTY IS INVOLVED)**
ADDRESS OF SUBJECT PROPERTY 6135 Old Washington Road
Elkridge, MD 21075
TOTAL ACREAGE OF PROPERTY 8.96 Acres
PROPERTY LOCATION Maryland International School
COUNCIL DISTRICT 1 ELECTION DISTRICT 1 ZONING DISTRICT R-12
TAX MAP # 38 GRID # 9 PARCEL/LOT # 820 & 830
6. **APPELLANT'S INTEREST IN SUBJECT PROPERTY**
[] OWNER (Including joint ownership) [X] OTHER (Describe and give name and address of owner) Adjoining/Nearby Property Owners. See Attachment B (Respondent) for name and address of owner.
7. **ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING**
A) The Appellant must submit **one (1) signed original and nine (9) copies of the signed original**, for a total of **ten (10) copies**, of this petition. If supplementary documents or other materials are included, **ten (10)** complete sets must be submitted.
B) The appellant is advised to consult the Rules of Procedure of the Board of Appeals. In accordance with Section 2.210(b) of that document, an "on the record" appeal requires that within 30 days of filing an administrative appeal, the appellant file a record transcript of the hearing being appealed. In addition, within 15 days of filing the transcript, the appellant must file a Memorandum addressing the points of law upon which the appeal is based.

- C) The undersigned agrees in matters involving land use, except in administrative appeals from the issuance of a notice of violation of County laws or regulations, to properly post the property at least thirty (30) days immediately prior to the hearing and to maintain the posters as required and submit an affidavit of posting at, or before the time of the hearing. If the Appellant is not the owner or does not have a beneficial interest in the subject property, the posting of the property is not required; however, the Appellant must send copies of the petition and notification of the public hearing to the property owner and the adjoining property owners in accordance with Section 2.203(e) of the Rules of Procedure of the Board of Appeals.
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The undersigned agrees to pay all costs in accordance with the current schedule of fees.

8. SIGNATURES

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.



Signature of Attorney

Signature of Appellant

For DPZ office use only: (Filing fee is \$1,500.00 plus \$50.00 per poster)

Hearing Fee: \$ _____

Poster Fee: \$ _____

TOTAL: \$ _____

Receipt No. _____

(Make check payable to "Director of Finance")

County Website: howardcountymd.gov

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Signature of Attorney



Signature of Appellant

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Signature of Appellant

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Signature of Appellant

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Signature of Appellant

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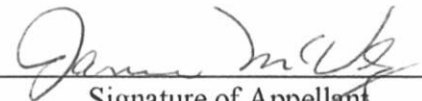
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Signature of Appellant

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Signature of Appellant

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Signature of Appellant

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**PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION**

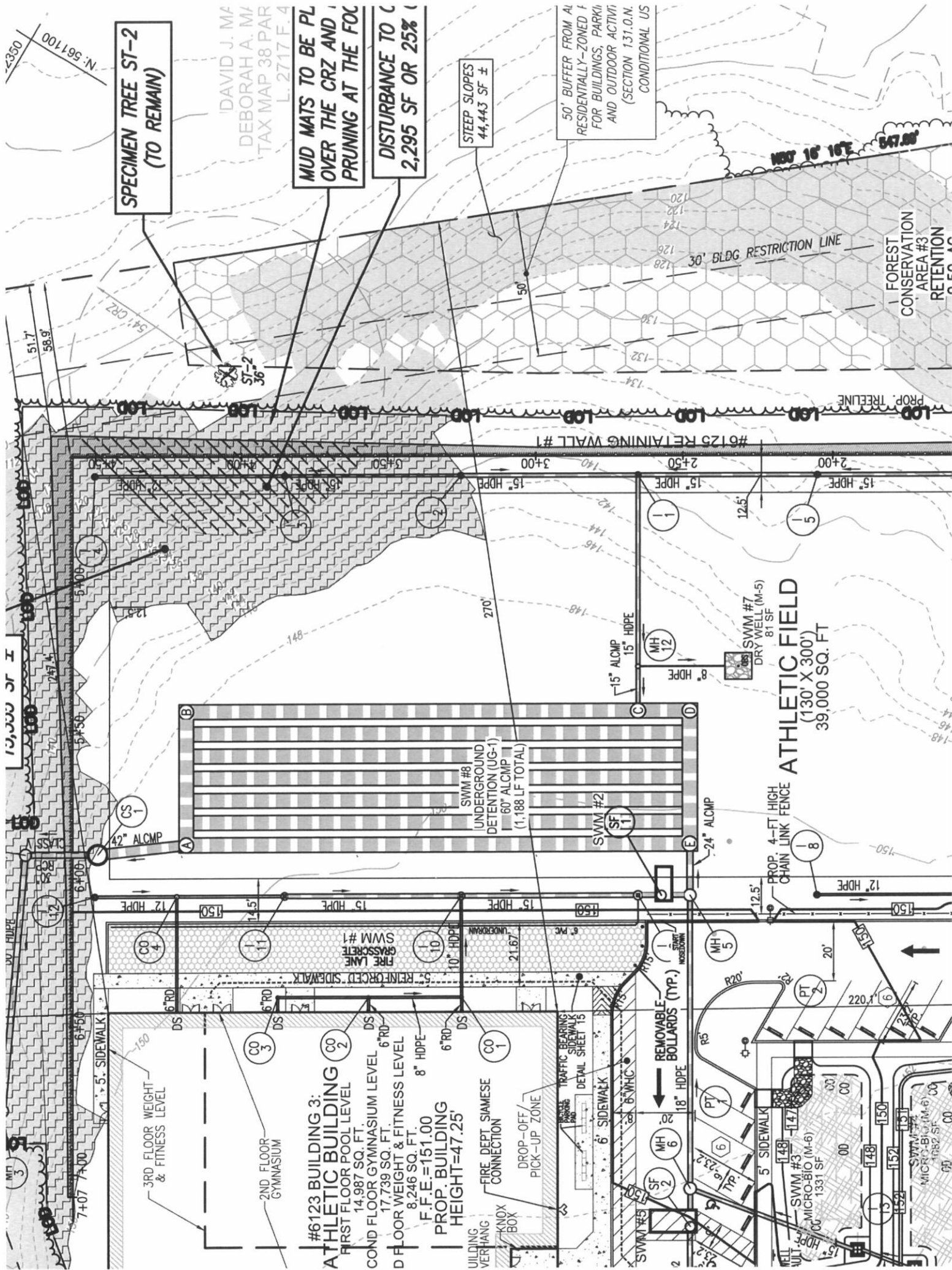
Drawings: Where a parcel of land and/or building(s) as defined in the Zoning Regulations is involved in that which is being appealed, petition forms must be accompanied by **(10) copies of required drawings** showing the following information:

- ☐ (a) Courses and distances of outline boundary lines and the size of the property
- ☐ (b) North arrow
- ☐ (c) Existing zoning of subject property and adjoining property
- ☐ (d) Location, extent, boundary lines and area of any current use and proposed change in use
- ☐ (e) Any existing or proposed building(s), structures, signs, points of access, natural features, landscaping, parking, and other objects and/or uses on subject property which may be relevant to the petition
- ☐ (f) Same as (e) above, if any, of adjoining property which may be required in the proper examination of the petition
- ☐ (g) Location of subject property in relation, by approximate dimension, to nearest intersection of two public roads
- ☐ (h) Ownership of effected roads
- ☐ (i) Election District in which the subject property is located
- ☐ (j) Tax Map number on which the subject property is located
- ☐ (k) Name and local community in which the subject property is located or name of nearby community
- ☐ (l) Name, mailing address, telephone number (and e-mail address, if any) of the appellant
- ☐ (m) Name, mailing address, telephone number (and e-mail address, if any) of attorney, if any
- ☐ (n) Name and mailing address of property owner
- ☐ (o) Any other information as may be necessary for full and proper consideration of the appeal.

BA Case # WP-25-076

PETITIONER: See Attachment B

ADDRESS: See Attachment B



Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

THE UNDERSIGNED DOES HEREBY DECLARE THAT NO OFFICER OR EMPLOYEE OF HOWARD COUNTY, WHETHER ELECTED OR APPOINTED, HAS RECEIVED PRIOR HERETO OR WILL RECEIVE SUBSEQUENT HERETO, ANY MONETARY OR MATERIAL CONSIDERATION, ANY SERVICE OR THING OF VALUE, DIRECTLY OR INDIRECTLY, UPON MORE FAVORABLE TERMS THAN THOSE GRANTED TO THE PUBLIC GENERALLY IN CONNECTION WITH THE SUBMISSION, PROCESSING, ISSUANCE, GRANT OR AWARD OF THE WITHIN APPLICATION OR PETITION IN BA CASE # WP-25-076 FOR A ZONING CHANGE AS REQUESTED.

I, WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.



Witness

 7/10/25

Signature Date

Witness

Signature Date

Witness

Signature Date

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION

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Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

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David J. Man
Witness

David J. Man 7/10/25
Signature Date

Witness

Signature Date

Witness

Signature Date

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David J. Moore
Witness

Kimberly Moore 7/10/25
Signature Date

Witness

Signature Date

Witness

Signature Date

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THE UNDERSIGNED DOES HEREBY DECLARE THAT NO OFFICER OR EMPLOYEE OF HOWARD COUNTY, WHETHER ELECTED OR APPOINTED, HAS RECEIVED PRIOR HERETO OR WILL RECEIVE SUBSEQUENT HERETO, ANY MONETARY OR MATERIAL CONSIDERATION, ANY SERVICE OR THING OF VALUE, DIRECTLY OR INDIRECTLY, UPON MORE FAVORABLE TERMS THAN THOSE GRANTED TO THE PUBLIC GENERALLY IN CONNECTION WITH THE SUBMISSION, PROCESSING, ISSUANCE, GRANT OR AWARD OF THE WITHIN APPLICATION OR PETITION IN BA CASE # WP-25-076 FOR A ZONING CHANGE AS REQUESTED.

I, WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.

David G. Moore
Witness

Amel Z... 7/10/25
Signature Date

Witness

Signature Date

Witness

Signature Date

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Witness

 7/11/25

Signature Date

Witness

Signature Date

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Signature Date

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David J. Mann
Witness

SAJ/LM 7-11-25
Signature Date

Witness

Signature Date

Witness

Signature Date

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Attachment A.

1. Appeal Request

BRIEF DESCRIPTION OF RULING OR ACTION FROM WHICH THIS APPEAL IS TAKEN:

Appellants are appealing the decision of the Director of the Department of Planning and Zoning, the Director of the Department of Public Works, and the Administrator of the Office of Community Sustainability (“Directors”) to approve the requests of the Maryland International School, Inc. (“Applicant”) for alternative compliance with respect to Section 16.116(b)(1) of the Subdivision and Land Development Regulations to disturb steep slopes to construct a retaining wall and athletic field and for a variance with respect to Section 16.1205(a)(3) of the Subdivision and Land Development Regulations to remove one specimen tree for a private school expansion proposed at 6135 Old Washington Rd, Elkridge, MD 21075 (“Subject Property”). The Division of Land Development sent notice of the decision on June 23, 2025.

BRIEF DESCRIPTION OF ERROR OF FACT, OR LAW, IF ANY, PRESENTED BY THIS APPEAL

The Applicant failed to provide sufficient evidence to demonstrate that it satisfies the requirements under Section 16.104(a)(1) and 16.116(b)(1) for the alternative compliance request to disturb steep slopes or the requirements under Section 16.1205(a)(3) for the variance request to remove a specimen tree. Moreover, the evidence relied on by the Directors does not meet the legal standard for every required criterion.

The Directors’ findings regarding almost every required criterion are legally erroneous or insufficient. To give just a few examples, the Directors’ decision fails to identify aspects of the Subject Property that are unique or peculiar and relate to the land itself as required by Maryland Law. The allegedly unique features lack a sufficient nexus to the alleged need for the alternative compliance and variance requests. The Directors failed to identify practical difficulty or unreasonable hardships other than economic concerns associated with maximizing the development on the Subject Property. The alleged difficulty or hardship was caused by previous owners of the Subject Property which, under Maryland Law, means that the hardship is a self-created hardship. Finally, there is insufficient evidence to demonstrate that the proposed development would not negatively impact adjoining properties and/or water quality.

Appellants reserve the right to raise additional arguments.

MANNER IN WHICH THE APPELLANT IS AGGRIEVED BY THE RULING OR ACTION

Appellants are adjacent property owners and will be directly impacted by the proposed development with regard to stormwater runoff issues, visual impacts, and their ability to use and enjoy their properties.

Attachment B

2. Appellants

David Marc
6145 Old Washington Road
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Deborah Marc
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dmhairstation@aol.com
410-796-5083

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410-236-2657

Michael Marc
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410-207-8389

Steve Kelehan
6108 Old Washington Road
Elkridge, MD 21075
cabinetstevek@gmail.com
410-207-8389

4. Respondent

Maryland International School, Inc.
Rebekah Ghosh (Head of School)

Premises Address: 6135 Old Washington Rd
Elkridge, MD 2107

Mailing Address: 4465 Montgomery Road
Ellicott City, MD 21043



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

■ Ellicott City, Maryland 21043

■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

June 23, 2025

Rebekah Ghosh
Maryland International School, Inc.
4465 Montgomery Road
Ellicott City, MD 21043
Sent via email to rgosh@marylandinternationalschool.org

RE: WP-25-076 Maryland International School

Dear Ms. Ghosh:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject project was reviewed.

On June 12, 2025, and pursuant to Section 16.116(d), the Director of the Department of Planning and Zoning, Director of the Department of Public Works, and Administrator of the Office of Community Sustainability considered and **approved** your request for alternative compliance with respect to **Section 16.116(b)(1)** of the Subdivision and Land Development Regulations to The purpose is to disturb steep slopes to construct a retaining wall and athletic field for private school use. Please see the attached Final Decision Action Report for more information.

On June 12, 2025, and pursuant to Section 16.1216, the Director of the Department of Planning and Zoning, Director of the Recreation and Parks, and Administrator of the Office of Community Sustainability considered and **approved** your request for a variance with respect to **Section 16.1205(a)(3)** of the Subdivision and Land Development Regulations to remove one specimen tree. Please see the attached Final Decision Action Report for more information.

If you have any questions, please contact Julia Sauer at (410) 313-4342 or email at jsauer@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js

cc: Research
DLD - Julia Sauer
DNR – fca.dnr@maryland.gov
Vogel Engineering + Timmons Group (pdox@vogeleng.com)
David Marc (davejoemarc@aol.com)
Frederick Marc (frederick.marc@stvinc.com)
Michael Marc (michael.marc@stvinc.com)
Macy Nelson, The Law Offices of G. Macy Nelson, LLC (gmacynelson@macynelson.com)
Alexandra Votaw, The Law Offices of G. Macy Nelson, LLC (alex@gmacynelson.com)



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

■ Ellicott City, Maryland 21043

■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

ALTERNATIVE COMPLIANCE FINAL DECISION ACTION REPORT

DEPARTMENT OF PLANNING AND ZONING
DEPARTMENT OF PUBLIC WORKS
DEPARTMENT OF RECREATION AND PARKS
OFFICE OF COMMUNITY SUSTAINABILITY

RE: **WP-25-076 Maryland International School**
Request for an alternative compliance to Section 16.116(b)(1) of the Subdivision and Land Development Regulations and a request for a variance to Section 16.1205(a)(3) of the County Code.

Applicant: Maryland International School

Pursuant to Section 16.116(d), the Director of the Department of Planning Zoning, Director of the Department of Public Works and the Administrator of the Office of Community Sustainability considered and **approved** the applicants request for an alternative compliance with respect to **Section 16.116(b)(1)** of the Subdivision and Land Development Regulations. The purpose is to disturb steep slopes to construct a retaining wall and athletic field for private school use. The Directors deliberated the application in a meeting on June 12, 2025.

Each Department hereby determines that the applicant has demonstrated to its satisfaction that strict enforcement of the above-cited regulation would result in unreasonable hardship or practical difficulty. This determination is made with consideration of the alternative compliance application and the seven (7) items the applicant was required to address, pursuant to Section 16.104(a)(1) and Section 16.116(d):

1. Strict conformance with the requirements will deprive the applicant of rights commonly enjoyed by others in similar areas;

The property is located on the south side of Washington Road and 320 feet west of Lebanon Road in the ElkrIDGE Community. The property was originally constructed as a Howard County public school and is currently used as a private academic school. The property is 8.96 acres and includes the original school building, subsequent additions/modifications, driveway and a parking lot. The property is regularly shaped, but the existing grade falls approximately 86 feet from the northwest corner to the southeast corner. The property contains forest, intermittent and perennial streams, their buffers, steep slopes and specimen trees. The applicant received Conditional Use approval to expand the private academic school. The applicant is requesting disturbance to the steep slopes for construction of an athletic field and retaining wall. The proposed athletic field is located 50 feet from adjoining residential properties in accordance with the Conditional Use requirements. The field dimensions are the minimum required to facilitate activities associated with a school. The overall contiguous steep slopes is 44,443 square feet and the applicant is requesting the disturbance of 15,535 square feet. The area above the retaining wall which will be permanently impacted is 8,730 square feet. Disturbance to the 10-foot-wide area below the wall (3,802 square feet) and the area associated with the storm drain outfall (2,823 square feet) is

temporary and will be restored and stabilized. Based on the application and justifications, strict conformance with the requirements would prevent the applicant from expanding the private academic use.

2. Uniqueness of the property or topographical conditions would result in practical difficulty; other than economic, or unreasonable hardship from strict adherence to the regulations;

The subject property accommodates approximately 85 feet of vertical grade and includes environmental features which will mostly be protected in a forest conservation easement. The proposed improvements are designed to accommodate the existing grade to the greatest extent possible. The proposed auditorium/parking garage is designed with an upper-level front entry and lower-level rear entry and also requires an external elevator to transport handicapped persons from the lower campus to the upper campus. The driveway is also designed to accommodate the Old Washington Road elevation and descent to the ultimate drop-off/turnaround area. The athletic field must be designed flat and cannot accommodate grades. The Directors deliberated and found the uniqueness of this site results in a practical difficulty adhering to the regulations. Strict adherence to the regulations would not permit the private academic school expansion and accommodate a multi-purpose athletic field.

3. The Variance will not confer to the applicant a special privilege that would be denied to other applicants and;

The proposed grading on the high side of the retaining wall will be permanent to facilitate a flat athletic field. The disturbances outside the wall will be restored and stabilized. The applicant states the disturbances are necessary for expansion of a private academic school.

4. The modification is not detrimental to the public health; safety or welfare, or injurious to other properties.

The proposed disturbances accommodate a stormwater management detention system which will be located under the subject athletic field. There will also be a stormwater management collection system located along the perimeter of the field to capture runoff and prevent runoff over the wall. This applicant states this results in the reduction of runoff drainage area flowing toward the adjacent residence. Therefore, the applicant states the modification is not detrimental to public health, safety or welfare, or injurious to other properties.

5. Disturbance is returned to its natural condition to the greatest extent possible:

The athletic field will be flat and will be vegetated with grass. The 10-foot temporary disturbance area and the storm drain outfall will be appropriately and promptly stabilized and the natural vegetation will ultimately be reestablished.

6. Mitigation is provided to minimize adverse impacts to water quality and fish, wildlife, and vegetative habitat; and

The application states sediment and erosion controls will be used to minimize or prevent sediment runoff during construction. Permanent stormwater management will be provided and will be discharged directly to the stream. The retention of woods and the establishment of permanent forest conservation easements are intended to protect the environmental resources onsite. Directing the managed runoff directly to the stream subsequent to construction will result in reduced runoff directly toward the existing downhill house.


7. Grading, removal of vegetative cover and trees, or construction shall only be the minimum necessary to afford relief and to the extent required to accommodate the necessary improvements. In these cases, the least

damaging designs shall be required, such as bridges, bottomless culverts or retaining walls, as well as environmental remediation, including the planting of the areas where grading or removal of vegetative cover or trees has taken place, utilizing best practices for ecological restoration and water quality enhancement projects.

The application states the size of the athletic field has been reduced to the greatest extent possible while providing reasonable use for its intended purpose. The retaining wall has been implemented in order to retain vegetation and minimize grading.

Directors Action: Approval of alternative compliance of Section 16.116(b)(1) is subject to the following conditions:

1. Protective measures shall be used during construction to protect the specimen trees that are to remain, including how the critical root zones are to be protected. Include details of the proposed tree protection measure on the site development plan.

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Lynda Eisenberg, AICP, Director
Department of Planning and Zoning

Signed by:

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Yosef Kebede, Director
Department of Public Works

Signed by:

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Timothy Lattimer, Administrator
Office of Community Sustainability

Pursuant to Section 16.1216, the Director of the Department of Planning Zoning, Director of the Department of Recreation and Parks and the Administrator of the Office of Community Sustainability considered and **approved** the applicants request for a variance with respect to **Section 16.1205(a)(3)** of the Forest Conservation Regulations. The purpose is to remove one specimen tree. The Directors deliberated the application in a meeting on June 12, 2025.

Each Department hereby determines that the applicant has demonstrated to its satisfaction that strict enforcement of the above-cited regulation would result in an unwarranted hardship. This determination is made with consideration of the alternative compliance application and the six (6) items the applicant was required to address, pursuant to Section 16.1216:

1. Describe the special conditions peculiar to the property which would cause the unwarranted hardship;

The property is located on the south side of Washington Road and 320 feet west of Lebanon Road in the Elkridge Community. The property was originally constructed as a Howard County public school and is currently used as a

private academic school. The property is 8.96 acres and includes the original school building, subsequent additions/modifications, driveway and a parking lot. The property is regularly shaped, but the existing grade falls approximately 86 feet from the northwest corner to the southeast corner. The property contains forest, intermittent and perennial streams, their buffers, steep slopes and eight specimen trees. The applicant is requesting removal of two specimen trees. The applicant received Conditional Use approval to expand the private academic school, and the applicant states the subject plan is the result of several design iterations. Specimen Tree #6 is currently located within the stairs, road, retaining wall, sidewalks and utilities, which encompasses 46% of the critical root zone. The tree is also located precariously within a 2:1 slope. The applicant states that for pedestrian and handicapped accessibility, it is imperative that the proposed auditorium be vicinal to the existing school's main access and at a similar elevation. If the tree were to be retained with no more critical root disturbance, the proposed expansion of the private school would be compromised. The intent of the site design is to minimize the disturbance to the environmental features on the west side of the site, including other specimen trees, stream buffers and wooded resources. The retention of specimen tree would shift the proposed campus expansion, impacting the forested area. Strict conformance with the requirements would prevent the applicant from expanding the private academic use and result in an unwarranted hardship.

2. Describe how enforcement of the regulations would deprive the landowner of rights commonly enjoyed by others in similar areas;

Enforcement of the Regulations would deprive the applicant from the ability to expand the private academic school as required to accommodate the student population approved in conjunction with the Conditional Use. Specimen Tree #6 is centrally located to the existing and proposed construction.

3. Verify that the granting of a variance will not adversely affect water quality;

There is no evidence that the granting of a variance will adversely affect water quality. The development is subject to the current Environmental Site Design criteria for all proposed construction. Stormwater detention is proposed so that post development site runoff is less than current runoff rates. Stormwater management and soil erosion and sediment control measures will be implemented under the grading permit.

4. Verify that the granting of a variance will not confer on the applicant a special privilege that would be denied to other applicants;

Approval will not confer the applicant a special privilege that would be denied to other applicants. Due to its location, the remove of Specimen Tree #6 is required for any reasonable expansion or improvement to the existing use.

5. Verify that the variance request is not based on conditions or circumstances which are the result of actions by the applicant;

The site was originally constructed as a public school site and the applicant's intent is to retain the existing building and preserve the character of Old Washington Road. The site contains environmental areas that limit the developable area. The request is not based on conditions or circumstances which are the result of actions by the applicant.

6. Verify that the condition did not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property; and

There is no evidence that the conditions arose from a condition relating to land or building use, either permitted or nonconforming on a neighboring property.

7. Provide any other information appropriate to support the request.

The number of specimen trees to be removed has been reduced by one. To retain Specimen Tree #2, the athletic field has been reduced to the minimum practical size and is smaller than regulation. Root pruning will be used in accordance with the County details. During construction, mud mats will be used below the wall and over the critical root zone to prevent compaction or disturbance. The permanent critical root zone disturbance to Specimen Tree #2 is limited to 25%.

Directors Action: Approval of alternative compliance of Section 16.1205(a)(3) is subject to the following conditions:

1. The alternative compliance approval grants the applicant the authority to remove one specimen trees (ST-6). The removal of any other specimen tree on the subject property is not permitted under this approval.
2. The removal of one specimen trees is permitted and requires the planting of two native shade trees onsite per Section 16.1216(d) of the Forest Conservation regulations. The trees shall be a minimum of 3" DBH and shall be shown on the site development plan and forest conservation plan sheets. The trees must be bonded along with the developer's required landscaping or forest conservation.

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Lynda Eisenberg
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Lynda Eisenberg, AICP, Director
Department of Planning and Zoning

Signed by:

Nicholas Mooneyhan
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Nicholas Mooneyhan, Director
Department of Recreation and Parks

Signed by:

Timothy Lattimer
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Timothy Lattimer, Administrator
Office of Community Sustainability

cc: Research
OCS
DPW
DRP