



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

August 14, 2025

Mr. Robert H. Vogel, PE
3300 N. Ridge Road
Ellicott City, MD 21043

RE: Necessary Environmental Disturbance Request
SDP-24-024 MD International School

Dear Mr. Vogel:

This letter is in response to your request for approval for essential or necessary stream bank, stream buffer, steep slope and 100-year floodplain disturbances associated with the Maryland International School development. The development proposes one outfall extending 20 LF into a 100' priority retention area and 75' stream buffer as requested by comments from the Howard County Soil Conservation District to prevent erosion.

As of the date of this letter, this Department, after consultation with the Department of Public Works and the Office of Community Sustainability, **approved** your request to allow the distances as essential or necessary disturbance in accordance with Section 16.116(c) of the Subdivision and Land Development Regulations. Our decision was made based on the following:

- The detailed justification provided by you in a letter dated July 14, 2025. Based on your justification, there is one (1) location of disturbance into the 75' stream buffer that are necessary or essential as shown on the provided exhibit.
- The disturbance is the minimum necessary to construct the infrastructure and will employ best management practices for work conducted in the environmental areas. Those disturbed areas shall be returned as closely as possible to its original natural state after disturbance.
- The Development Engineering Division has reviewed the request and agrees that the disturbance is justified.

Approval of the above described essential or necessary disturbance is subject to the following conditions and mitigation methods:

1. The improvements shall only disturb the environmental areas as stated in the request and delineated on the necessary disturbance exhibit. Any disturbances to environmentally regulated features beyond what have been approved are not permitted unless the developer submits a formal request to DPZ for such disturbances in accordance with Section 16.116(c) or an alternative compliance request.
2. The developer is required to obtain all necessary approvals and authorizations by the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers (USACE) for activities in regulated areas prior to issuance of a grading permit. MDE permit numbers shall be referenced on all related development plans and grading permits.

Please reference this essential or necessary disturbance request, and approval action and date on all related development plans. This essential or necessary disturbance approval will remain valid for as long as a development plan is being actively processed.

If you have any questions, please contact Donna Despres at (410) 313-3429 or email at ddepres@howardcountymd.gov.

Sincerely,

DocuSigned by:

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Jill Manion, Acting Chief
Department of Planning and Zoning

cc: Research
DED
Vogel Engineering
David Marc (davejoemarc@aol.com)
Frederick Marc (marcf@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)