



Mark Wedemeyer
Director of Inspections and Permits

Memorandum

To: Robert Konowal, Zoning Analyst, Zoning Division, Office of Planning and Zoning

From: Edwin Udenkwo, Engineer, Engineering Division, Department of Inspections and Permits

Subject: Ronald & Bonnie Steele
312 Boxwood Grove Lane
Maryland 21403
2022-0141-V
Updated

Date: November 01, 2022

Request – Allow a dwelling with less setbacks and planted buffer than required

Review - This office has received the subject application, reviewed for engineering (utilities, stormwater) issues and has the following comments:

As the variance will be reviewed as a concept plan, the following concept plan comments will need to be addressed to allow review of the variance application.

1. The property will be served by individual private community water and private septic system. The septic will need to be reviewed and approved by the Health Department. The water will need to be approved by the community.
2. Please dimension all required setbacks from steep slopes, septic, well, fema flood elevation, 100' critical area buffer.
3. Provide a separate exhibit showing the existing versus proposed drainage area delineations and clearly show the existing and proposed flow paths on the map. The flow path must be delineated downstream sufficiently per section 7.2.1 of the County practice and procedure manual
4. Please provide Geotechnical report to verify the suitability and siting of the proposed SWM practices for the site conditions.

At this time, this office cannot recommend approval for the variance until the comments above are addressed satisfactorily.