

November 19, 2021  
Mr. Josh Penn  
Planner Coordinator  
M-NCPPC

RE: Heritage Potomac Conditional Use Application CU-22-01  
Preliminary Forest Conservation Plan – Request for Tree Variance  
SOLTESZ Project #2198-02-00

Dear Mr. Penn,

On behalf of the Applicant, Heritage Gardens Land, LLC, we are requesting a tree variance pursuant to the provisions of Section 22A-21 of the Montgomery County Code from Section 22A-12(b)(3) for removal or significant impacts to specimen trees. More specifically, Section 22A-12(b)(3) provides for the nondisturbance of “any tree with a diameter, measured at 4.5 feet above the ground, of: (i) 30 inches or more; or (ii) 75% or more of the diameter, measured at 4.5 feet above ground, of the current State champion tree of that species.

The Applicant is proposing a senior living campus on the subject property located at 10701 South Glen Road Potomac, Maryland (the “Property”).

### **I. APPLICANT’S PROPOSAL**

The Applicant has submitted a Preliminary Forest Conservation Plan as part of a Conditional Use application (CU-22-01) for the Project, ‘Heritage Potomac.’ The Applicant proposes redeveloping the Property as a senior living campus, consistent with the Potomac Sub-Region Master Plan’s call for more senior living units in the Sub-Region to address the rapidly growing segment of the local population in need of senior living services. The proposed development will establish a residential care facility with 74 independent living units, including 45 Independent Living Cottages and 29 Independent living units in Lodge, 45 assisted living units and 28 memory care units on a campus-like setting.

There are a total of 128 specimen trees on the Property and the Applicant proposes impacts to or the removal of 53 trees. Of these 53 trees, 11 trees have unavoidable impacts to less than 30 percent of their critical root zone (“CRZ”), allowing them to be saved. Thus, a variance is requested for the removal of 42 trees. The Applicant is also proposing critical root zone impacts to 10 offsite trees.

The proposal includes partial removal of existing forest stands and trees in accordance with the variance provision of the Forest Conservation Law. With the goal of improving the environmental features on the Property, the Applicant is proposing to remove the existing impervious surfaces within the stream valley buffer by removing existing surface parking and relocating the existing road. This effort will ultimately provide a longstanding benefit by reinstating desired pervious surface within the stream valley buffer. In order to remove the impervious areas, land disturbing activities will be required and consequently, disturbance to the CRZ of 5 variance trees. However, only 3 of the 5 trees will need to be removed.

## II. EXPLANATION FOR NEED TO REMOVE THE TREES THAT IS IDENTIFIED IN STATE LAW FOR PROTECTION

The Natural Resource Inventory (NRI) and Forest Stand Delineation (FSD) for this Project was approved on 02/06/2019. The Tree Inventory was updated to reflect the DBH changes in regards to variance trees in July 2021 and the NRI/FSD was submitted for recertification. The specimen trees which will be impacted by the proposed improvements, subject of this variance request, are shown on the Preliminary Forest Conservation Plan.

The proposed disturbance of trees 30" DBH or greater (specimen trees) is being requested to allow the proposed development of a Senior Living campus. The proposed layout has been thoroughly vetted in coordination with MNCPPC Staff in an effort to significantly minimize CRZ impacts to existing specimen trees by minimizing limits of disturbance, limiting impervious areas, and preserving a majority of priority forest on the Property.

For reasons described in Sections III and IV below, the Applicant respectfully requests removal of the variance trees listed, in order to construct a senior Living campus; associated open space, amenities, and infrastructure.

## III. GENERAL DESCRIPTION AND JUSTIFICATION FOR TREES FOR WHICH A VARIANCE IS REQUESTED

This Forest Conservation Plan variance request are for forty two (42) on-site specimen trees to be removed and eleven (11) on-site and ten (10) off-site Specimen trees being impacted by construction and demolition activities. The trees identified in this variance request for removal or CRZ impacts are shown on the Forest Conservation Plan. The trees to be removed are either located within the limits of disturbance or the LOD impacts to their critical root zone are too large to expect tree survival.

### Trees for Removal

The specimen trees proposed for removal are either directly within areas that will be graded to accommodate redevelopment or disturbed to remove impervious areas within environmentally sensitive areas of the site.

#### **Stand A:**

The applicant recognized this stand being in the priority forest to be preserved and made all attempts possible to minimize the impact on trees within this Stand. Stand A contains 9.17 acres of forest conservation area. A 0.58 acre portion of this forest is requested to be removed and 8.59 acres will remain. Although not required by forest conservation worksheet, the Applicant proposed forest planting to compensate the impact made by the redevelopment of the area being impacted. The additional afforestation/reforestation area is 0.46 acres. The remainder of this Forest stand in addition to the new forest planting will be protected with a conservation easement.

The tree removal impacts to this forest include seven (7) variance trees to be removed. Trees subject to this variance request include; **Tree #127** (32" Black Cherry), **Tree #128** (34" Black Cherry) in Fair and Poor condition but with the trunk and top damage and poor branching, **Tree #129** (46" Black Cherry), in Poor condition and with root, trunk and top damage, **Tree #136** (39" Yellow Poplar) in good condition but with root and top damage, **Tree #139** (40" Yellow Poplar) in Fair condition with trunk and top damage, poor branching and decay, **Tree #140** (38" Yellow Poplar), and **Tree #141** (32" Yellow Poplar), in

good condition but with trunk and top damage and poor branching, all requested to be removed due to redevelopment and the grading associated with it.

**Stand A1:**

Stand A1 contains 0.95 acres of forest area. A 0.04 acres portion of this forest is requested to be removed and 0.91 acre will remain. Part of this forest is requested to be removed for development. The remainder of the Forest stand along with the proposed natural regeneration area within the SVB will be protected with a conservation easement. The tree removal impacts to this forest include one (1) variance trees to be removed. Trees subject to this variance request include; **Tree #230** (38" Sycamore) in Poor condition with root, trunk and top damage. This tree is being impacted by more the 40% to its CRZ and the impact is due to grading, redevelopment and the driveway alignment.

**Stand A2:**

Stand A2 contains 0.68 acres of forest area. All 0.68 acres are requested to be removed due to development.

The tree removal impacts to this forest include six (6) variance trees. Trees subject to this variance request include: **Tree #208** (32" Yellow Poplar) in Poor condition with root, trunk and top damage and in decay, **Tree #211** (33" Yellow Poplar) in Good condition but with Root and top damage and some decay, **Tree #212** (37" Yellow Poplar) in Good condition but with top and root damage, **Tree #214** (39" Yellow Poplar) in Fair condition but with root, trunk and top damage, **Tree #215** (37" Yellow Poplar) in Fair condition but with root, trunk and top damage, and **Tree #216** (34" Yellow Poplar) in Poor condition with root, trunk and top damage, all requested to be removed due to redevelopment, the driveway alignment, facilities and amenities required for a senior living community.

**Stand A3:**

Stand A3 contains 1.48 acres of forest area. A 1.29 acres portion of this forest is requested to be removed and 0.19 acre will be proposed as tree save areas. Part of this forest is requested to be removed for development. The remainder of the Forest stand will be protected with a conservation easement.

The tree removal impact to this forest stand include three (3) variance to be removed. Trees subject to this variance request include: **Tree #173** (33" Box Elder), in poor condition, dieback with root, trunk and top damage **Tree #182** (30" Yellow Poplar) in Fair condition, and **Tree #183** (35" Yellow Poplar) in Fair condition, dieback with root, trunk and top damage, all requested to be removed due to redevelopment, entrance, driveway alignment, facilities and amenities required for an senior living community.

**Specimen Tree not in a Forest Stand:**

There are twenty-five (25) Specimen trees requested to be removed due to development of this senior living community and the associated facilities and amenities. Trees subject to this variance request include; **Tree #137** (45" Yellow Poplar) in Poor condition, dieback, with root, top and trunk damage, **Tree #138** (39" American Sycamore) in Poor condition, dieback with root, trunk and top damage, **Tree #146** (43" Yellow Poplar) in Fair Condition dieback with root, trunk and top damage, **Tree #147** (36" Yellow Poplar) in Good condition, in decay with root and top damage, **Tree #149** (31" Elm ) in Excellent condition but in decay and top damage, **Tree #163** (40" Black Locust) in Poor condition, dieback with cavity, V-fork and trunk and top damage, **Tree #166** (33" Black Locust) in poor condition, dieback with



root and trunk damage, **Tree #184** (32" Yellow Poplar) in Good condition but in decay, dieback with root and top damage, **Tree #185** (34" Yellow Poplar) in Good condition but with poor branching dieback and root and top damage, **Tree #186** (31" Yellow Poplar) in Good condition but with poor branching, decay, die back and trunk and top damage, **Tree #190** (38" Yellow Poplar) in Fair condition with trunk and top damage decay and poor branching, **Tree #193** (32" Yellow Poplar) , **Tree #197** (33" Yellow Poplar) in Fair condition with root, trunk and top damage and dieback, **Tree #198** (37" Yellow Poplar) in Fair condition with root, trunk and top damage and dieback, **Tree #201** (42" American Sycamore) in Fair condition with root and top damage and in decay, **Tree #203** (38" Yellow Poplar) in Poor condition with root and top damage and decay, **Tree #204** (34" Yellow Poplar) in Good condition but with trunk and top damage, die back, decay and utility pruning, **Tree #218** (35" Red Maple) in Poor condition with root, trunk and top damage, decay and compaction, **Tree #223** (35" Yellow Poplar) in Poor condition but with root, trunk and top damage, decay and compaction, **Tree #224** (36" Yellow Poplar) in Good condition but with root and top damage, decay and compaction, **Tree #228** (32" Red Maple) in Fair condition with root, trunk and top damage, with V-fork, cavity and decay, **Tree #229** (40" Yellow Poplar) in Good condition with root, trunk and top damage and decay, all requested to be removed due to redevelopment, driveway alignment, facilities and amenities required for an senior living community.

**Tree #245** (65" White Oak) in Fair condition with root, trunk and top damage, with decay, **Tree #247** (38" Yellow Poplar) in Poor condition with root, trunk and top damage, dieback and decay and **Tree #249** (39" Red Maple) in Poor condition with root, trunk and top damage, dieback, decay and cavity, are requested to be removed due to the demolition of current roadway and impervious areas. The demolition of these impervious areas result in 40% and more CRZ impact and with these trees in poor or fair condition, their survival is unlikely.

Specimen Tree Removal								
Tree #	Forested Area	Common Name	Latin Name	DBH	CRZ	CRZ Impact	%CRZ Impact	Condition
127	x	Black Cherry	<i>Prunus serotina</i>	32	7235	2481	34%	Fair
128	x	Black Cherry	<i>Prunus serotina</i>	34	8167	8167	100%	Poor
129	x	Black Cherry	<i>Prunus serotina</i>	46	14950	8799	59%	Poor
136	x	Yellow Poplar	<i>Liriodendron tulipifera</i>	39	10746	10683	99%	Good
137		Yellow Poplar	<i>Liriodendron tulipifera</i>	45	14307	14307	100%	Poor
138		Sycamore	<i>Platanus occidentalis</i>	39	10746	10746	100%	Poor
139	x	Yellow Poplar	<i>Liriodendron tulipifera</i>	40	11304	11304	100%	Fair
140	x	Yellow Poplar	<i>Liriodendron tulipifera</i>	38	10202	9325	91%	Excellent
141	x	Yellow Poplar	<i>Liriodendron tulipifera</i>	32	7235	6017	83%	Good
146		Yellow Poplar	<i>Liriodendron tulipifera</i>	43	13063	13063	100%	Fair
147		Yellow Poplar	<i>Liriodendron tulipifera</i>	36	9156	9156	100%	Good
149		Elm	<i>Ulmus americana</i>	31	6789	5202	77%	Excellent
163		Black Locust	<i>Robinia pseudoacacia</i>	40	11304	11304	100%	Poor
166		Black Locust	<i>Robinia pseudoacacia</i>	33	7694	7694	100%	Poor
173	x	Box Elder	<i>Acer negundo</i>	33	7694	7694	100%	Poor
182	x	Box Elder	<i>Acer negundo</i>	30	6359	6359	100%	Fair
183	x	Yellow Poplar	<i>Liriodendron tulipifera</i>	35	8655	8655	100%	Fair
184		Yellow Poplar	<i>Liriodendron tulipifera</i>	32	7235	7235	100%	Good
185		Yellow Poplar	<i>Liriodendron tulipifera</i>	34	8167	8167	100%	Good
186		Yellow Poplar	<i>Liriodendron tulipifera</i>	31	6789	6789	100%	Good
190		Yellow Poplar	<i>Liriodendron tulipifera</i>	38	10202	10202	100%	Fair



193		Yellow Poplar	<i>Liriodendron tulipifera</i>	32	7235	7235	100%	Excellent
197		Yellow Poplar	<i>Liriodendron tulipifera</i>	33	7694	7694	100%	Fair
198		Yellow Poplar	<i>Liriodendron tulipifera</i>	37	9672	9672	100%	Fair
201		Sycamore	<i>Platanus occidentalis</i>	42	12463	12463	100%	Fair
203		Yellow Poplar	<i>Liriodendron tulipifera</i>	38	10202	10202	100%	Poor
204		Yellow Poplar	<i>Liriodendron tulipifera</i>	34	8167	8167	100%	Good
208	x	Yellow Poplar	<i>Liriodendron tulipifera</i>	32	7235	7235	100%	Poor
211	x	Yellow Poplar	<i>Liriodendron tulipifera</i>	33	7694	7694	100%	Good
212	x	Yellow Poplar	<i>Liriodendron tulipifera</i>	37	9672	9672	100%	Good
214	x	Yellow Poplar	<i>Liriodendron tulipifera</i>	39	10746	10746	100%	Fair
215	x	Yellow Poplar	<i>Liriodendron tulipifera</i>	37	9672	9672	100%	Fair
216	x	Yellow Poplar	<i>Liriodendron tulipifera</i>	34	8167	8167	100%	Poor
218		Red Maple	<i>Acer rubrum</i>	35	8655	8655	100%	Poor
223		Yellow Poplar	<i>Liriodendron tulipifera</i>	35	8655	8655	100%	Poor
224		Yellow Poplar	<i>Liriodendron tulipifera</i>	36	9156	9156	100%	Good
228		Red Maple	<i>Acer rubrum</i>	32	7235	7235	100%	Fair
229		Yellow Poplar	<i>Liriodendron tulipifera</i>	40	11304	11304	100%	Good
230	x	Sycamore	<i>Platanus occidentalis</i>	38	10202	4144	41%	Poor
245		White Oak	<i>Quercus alba</i>	65	29850	12294	41%	Fair
247		Yellow Poplar	<i>Liriodendron tulipifera</i>	38	10202	4510	44%	Poor
249		Red Maple	<i>Acer rubrum</i>	39	10746	4379	41%	Poor

### Critical Root Zone (CRZ) impacts

There are eleven (11) trees impacted by the limit of disturbance within the limits of the property. The trees below show potential impact to their Critical Root Zone, ranging from 1% to 30% for onsite trees. The impacts associated with these trees are the result of the grading and development on the property. Tree protection measures will be adopted to protect them from being damaged during and after construction.

On-Site CRZ Impacts								
Tree #	Common Name	Latin Name	DBH	CRZ	CRZ Impact	%CRZ Impact	Condition	Save/Remove
108	Red Maple	<i>Acer rubrum</i>	32	7235	112	2%	Poor	Save
113	Yellow Poplar	<i>Liriodendron tulipifera</i>	33	7694	57	1%	Fair	Save
114	Yellow Poplar	<i>Liriodendron tulipifera</i>	50	17663	1991	11%	Good	Save
145	Sycamore	<i>Platanus occidentalis</i>	32	7235	1996	28%	Excellent	Save
151	Sycamore	<i>Platanus occidentalis</i>	66	30775	6916	22%	Good	Save
157	Sycamore	<i>Platanus occidentalis</i>	49	16963	4	0%	Good	Save
178	Black Cherry	<i>Prunus serotina</i>	30	6359	404	6%	Fair	Save
227	Yellow Poplar	<i>Liriodendron tulipifera</i>	32	7235	1672	23%	Poor	Save
232	Yellow Poplar	<i>Liriodendron tulipifera</i>	35	8655	1535	18%	Good	Save
244	Sycamore	<i>Platanus occidentalis</i>	43	13063	12	0%	Poor	Save
246	Black Walnut	<i>Juglan nigra</i>	30	6359	1372	22%	Good	Save

There are ten (10) offsite trees being impacted by the construction activities within the LOD of this project. The offsite trees with more than 30% CRZ impacts are proposed to be preserved with extra tree protection measures. All effort shall be made to coordinate with the adjoining property to save offsite trees.

Off-Site CRZ Impacts								
Tree #	Common Name	Latin Name	DBH	CRZ	CRZ Impact	%CRZ Impact	Condition	Save/Remove
162	Sycamore	<i>Platanus occidentalis</i>	30	6359	894	14%	Fair	Save
167	Red Maple	<i>Acer rubrum</i>	38	10202	2729	27%	Fair	Save
168	Red Maple	<i>Acer rubrum</i>	37	9672	1065	11%	Fair	Save
171	Sycamore	<i>Platanus occidentalis</i>	36	9156	932	10%	Fair	Save
250	Northern Red Oak	<i>Quercus rubra</i>	38	10202	4667	46%	Fair	Save
252	Yellow Poplar	<i>Liriodendron tulipifera</i>	33	7694	3498	45%	Poor	Save
253	Elm	<i>Ulmus americana</i>	31	6789	2983	44%	Fair	Save
255	Northern Red Oak	<i>Quercus rubra</i>	50	17663	7131	40%	Poor	Save
256	Yellow Poplar	<i>Liriodendron tulipifera</i>	41	11876	4696	40%	Poor	Save
257	Yellow Poplar	<i>Liriodendron tulipifera</i>	30	6359	2320	36%	Fair	Save

#### **IV. SATISFACTION OF THE CRITERIA LISTED IN SECTION 22A-21(b) OF THE MONTGOMERY COUNTY CODE**

Section 22A-21(b) lists the criteria for the granting of the variance requested herein. The following narrative explains how the requested variance is justified under the set of circumstances described above. This Forest Conservation Plan variance request are for forty two (42) on-site specimen trees being removed and twenty one (21) onsite and off-site Specimen trees being impacted, but not requiring removal.

*“(1) describe the special conditions peculiar to the property which caused the unwarranted hardship.”*

There are a number of special conditions peculiar to the Property which would cause unwarranted hardship, absent the variance.

- Forest area on the Property - The 30.63 acre property includes extensive existing environmental features, including 12.73 acres of forest area, including 1.14 acres of an existing Category I Forest Conservation Easement, accounting for 42% of the site being forested.
- Stream Valley Buffer area on Property - The Property contains 10.25 acres of stream valley buffer area, of which 3.19 acres is outside the forest area.
- Combination of Forest and Stream Valley Buffer Area - All toll, without some limited encroachment into the forest and Stream Valley Buffer areas, approximately 15.92 acres (52%) of the entire Property would be unavailable for development.
- Irregular shape of developable area caused by Stream Valley Buffer -- The location of the stream valley buffers creates an irregular “v” shape, which cuts off and isolates a 2.68 acre portion of the developable area, further constricting the development area and presenting unusual challenges to the redevelopment of the site.
- Priority forest – The rear portion the Property contains existing priority forest (as identified by Potomac Subregion Master Plan). This is unlike most of the properties in the area. Map F shows only a few scattered areas of priority forest throughout the area. This forested area is designated as a Category 4 preservation area in the Potomac Subregion Master Plan. Category 4 forest areas are high priority for preservation because they are usually within stream valley buffers. The proposal protects the forests in the stream valley buffer and adds additional plantings. The “Potomac Subregion Forest Analysis Technical Appendix to Recommendations for the Protection and

Enhancement of Forests in the Potomac Subregion” indicates that attempts should be made to preserve the stands beyond the stream valley buffer as well. The majority of the forest beyond the stream buffer has been protected as well. An addendum memo to the “Recommendations for the Protection and Enhancement of Forests in the Potomac Subregion” states that “in instances where buffers would be insufficient to protect the entirety of the stand, cluster development and/or park acquisition should be considered.” The applicant has clustered the proposed buildings almost entirely outside of the forested area. Only minimal incursions into forested area are proposed. The additional tree save areas and stream valley buffer render a substantial portion of the site unavailable for development.

- Oddly configured Property -- Also peculiar to this Property is the narrow boundary geometry toward the front of the site. In order to accommodate all required aspects of development - driveways, fire access, storm water management facilities and required utilities to serve the proposed development, it is necessary to remove specimen trees.

*“(2) Describe how enforcement of these rules will deprive the owner of rights commonly enjoyed by others in similar areas.”*

Without the allowance of variance tree removals, the Applicant would not be able to provide the number of Senior Living units needed to achieve an economy of scale to support and sustain the development of Heritage Potomac. Given the number and distribution of the specimen trees, precluding the removal of the trees will severely restrict the development of the Property. As noted, more than 52 percent of the Property would not be able to be developed. As such, the ability to develop the Property for a use allowed in the zone would be eliminated.

Without the granting of the variance, many of the environmental benefits conferred by the proposed development would be lost. These include the establishment of new permanent environmental protection areas; elimination of impervious area within the stream valley buffer; and providing mitigation through additional tree plantings, afforestation and reforestation, which will replace existing trees to be removed, many of which are in fair or poor condition, and will ultimately grow into stronger specimen trees. Finally, it is the intent of the Applicant to preserve existing individual specimen trees in permanent protection areas closer to the stream valley buffer and priority forest areas. The new forest areas established will be protected by easements and offer a lifetime of environmental benefits for the entire local community.

Denial of this request would deprive this development of rights commonly enjoyed by others with similar properties where tree variances have been granted for the purposes and intent provided above.

*“(3) Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance.”*

There are (4) specimen trees being proposed for removal within the stream valley buffer for the purpose of removing existing impervious paving and relocating vehicular access to an environmentally preferable area in order to reduce the overall impacts. The removal of the four trees allows for an overall environmental benefit. The Applicant’s team carefully located the access in order to minimize disturbance within the stream valley buffer. To mitigate for the removal of these (4) trees, supplemental mitigation trees at 3” caliper are provided within the proposed natural regeneration areas of the stream valley buffer.

Overall, the proposed plan exceeds the forest conservation worksheet requirement. A total of (938) inches (DBH) are removed outside of the forested area and (235) inches (1/4 x 938 inches) are required for mitigation. (235) inches (caliper) of new tree plantings are proposed in the afforestation area and also as part of natural regeneration areas within the stream valley buffer. All forest plantings will be protected by easement and provide long term enhancement of the water quality.

The proposed stormwater management design will meet current State and local stormwater management standards. The state water quality standards will not be violated. A measurable degradation in water quality will not occur as a result of the granting of the variance. A stormwater management plan has been submitted to the Department of Permitting Services, and has been approved. It is anticipated that with the additional plantings, stormwater management ESD's, and removal of impervious surfaces from the stream valley buffer, that water quality will be improved.

*“(4) Provide any other information appropriate to support the request.”*

The Applicant believes the information set forth above is adequate to justify the requested variance to remove the specimen trees on the subject property. However, it is important to also emphasize the mitigation efforts that the Applicant is proposing, as follows:

- Exceeding the Forest Conservation Easement requirements - While only 7.65 acres are required to be subject to a Forest Conservation Easement, the Applicant is proposing that 11.40 acres be placed in a Category I Forest Conservation Easement, and an additional 0.19 acres in a Category II easement.
- Additional plantings – The Applicant proposes additional tree planting, reforestation, afforestation and natural regeneration of forest to protect water quality and expand contiguous forest.
- Reduction in grading - In order to respect the priority forest, the Applicant coordinated with MNCPPC Staff to significantly reduce the grading at the rear of the site by the use of a retaining wall system, thus minimizing disturbance of specimen trees within these priority forest areas. The location of buildings was purposefully located to limit disturbance and construction impacts on the larger variance trees in good and excellent condition and trees within the priority forest areas.
- Special design accommodations were made whenever possible to avoid specimen trees, such as realigning the road to save a 65” Sycamore (**Tree #151**).

Furthermore, the Applicant's request for a variance complies with the “minimum criteria” of Section 22A-21(d) for the following reasons:

1. This Applicant will receive no special privileges or benefits by the granting of the requested variance that would not be available to any other applicant. As discussed above, the removal of the trees is necessary to support a viable project.
2. The variance is not based on conditions or circumstances which result from the actions by the applicant. As discussed above, the location and configuration of the existing physical features of the Property necessitate the removal of the identified specimen trees in order to accommodate the proposed facilities.
3. The requested variance is not related in any way to a condition on an adjacent, neighboring property.



4. Removal of the impacted trees will not violate State water quality standards or cause measurable degradation in water quality. In fact, the design intent is to enhance the water quality by protecting the stream valley buffer, relocating the existing access road, introduce stormwater management practices and provide additional tree planting on the Property.

For these reasons listed above, we believe it is appropriate to grant this request for a variance. Should you have any questions or require additional information, please do not hesitate to contact us.

Respectfully submitted,

Soltesz, Inc.



Daniel Park, PLA, ASLA  
Director of Planning

cc:

Ken Wormald (The Wormald Companies)  
Patricia A. Harris (Lerch, Early & Brewer, Chtd.)