

June 17, 2024

NJB Engineering Inc.  
810 Geneagles Court, Suite 311  
Towson, MD 21286  
Attn: Phil Lu

RE: 11050 York Road (Noxell)  
Stormwater Management Fee-in-Lieu  
Loch Raven Reservoir Watershed  
**Project I.D. A065456**  
**EPS Tracking Number: 03-24-4132**

Dear Phil Lu:

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 the development of the site into an industrial/business park that includes construction of five buildings, parking lots, sidewalks and driveway. Eleven microbioretentions and three submerged gravel wetlands have been proposed to address the SWM requirements. Due to site constraints, only 8,687 square feet of impervious area remains untreated and is being addressed by the payment of fee in lieu. 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 **\$10,769.00 or \$ 54,000.00** per on-site impervious acre, in this case 0.2 acres, shall be made prior to EA approval. This is the rate for commercial properties **inside** 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 Charu Malhotra 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:cm

c: Finance and Administration Section