

## Sayers, Margery

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**From:** Wendy Ng <wendywn@verizon.net>  
**Sent:** Tuesday, January 22, 2019 6:20 PM  
**To:** CouncilMail  
**Subject:** CB-3 and CB-4

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi, I am sending in my support for the bills, CB-3 and CB-4 to be considered at the Howard County Council meeting tonight at 7 p.m., January 22, 2019.

Both bills will ensure better protection of Howard County land from rampant development that would ultimately adversely affect the quality of life in Howard County.

CB-3 would protect the historic landmark areas by allowing a more unified approach to historic landmarks and historic districts. New developments and existing old structures in the Ellicott City and Elkridge Historic Districts will be given the same approval processes by the Historic Preservation Committee, thereby ensuring the viability of historic registered landmark areas and districts.

CB-4 would protect wetland area from overzealous development that would harm land values and homeowners as well as the neighborhood and general environment. For example, land on Lawyers Hill Road that is considered wetland is now being built upon. Homeowners are finding out that their yards are flooded. Larger context should also be considered - such as drainage issues that have plagued Old Ellicott City.

I urge the council to adopt both CB-3 and CB-4.

Thank you.

*Wendy*

Wendy Ng  
wendywn@verizon.net  
6086 Old Lawyers Hill Road, Elkridge, MD 21075  
410-796-1578

## Sayers, Margery

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**From:** gloria.larkin@outlook.com  
**Sent:** Tuesday, January 22, 2019 5:25 PM  
**To:** CouncilMail  
**Cc:** Sue; Lisa Badart; cmhudson@comcast.net  
**Subject:** in support of CB3 and CB4

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello, I am a 40+ year homeowner in Lawyers Hill, in a historic home, in Howard County. I fully support CB3 and CB4 and hoped that you will too as we must protect the historic district's legacy in the buildings as well as the landscapes.

Thank you  
Gloria Larkin  
6044 Old Lawyers Hill Rd  
Elkridge MD 21075  
410-796-4483

## Sayers, Margery

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**From:** Carl Gutschick <cgutschick@glwpa.com>  
**Sent:** Tuesday, January 22, 2019 4:47 PM  
**To:** CouncilMail; Wimberly, Theo  
**Cc:** Angelica Bailey  
**Subject:** Council Bills 3 & 4  
**Attachments:** 20190122154515314.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I will not be able to attend this evening's hearings, but please make the attached testimony available to each of the Council members. Please note that the attachment has one letter for each of the Bills.

Carl K. Gutschick, P.E., Principal



3909 National Dr., Suite 250 | Burtonsville, MD 20866  
PH: 301-421-4024 | PH (Baltimore): 410-880-1820  
PH (Northern VA): 301-989-2524 | FAX: 301-421-4186

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January 21, 2019

Howard County Council  
3430 Courthouse Drive  
Ellicott City, MD 21044

Re: Council Bill 4-2019

Ladies & Gentlemen:


I regret not being able to give this testimony in person, but I have the following concern with the proposed legislation.

I believe the Bill would eliminate a regulatory tool that has been used sparingly and properly for many years. There are plenty of times that an environmental impact for a development project has risen to the level requiring an Alternative Compliance Petition. The Department of Planning & Zoning has not been reluctant to require this type of evaluation when appropriate. However, there are times where an impact is so clearly necessary and warranted that it can be handled in a simpler manner. Using the “necessary disturbance” provisions of the Subdivision Regulations does not give the impact any less scrutiny; it is simply an easier way to process the request, as long as the conditions of using “necessary disturbance” are met as specified in the Subdivision Regulations.

An analogy may prove useful. The IRS has various forms for individuals to file taxes. Complicated returns must use the full 1040 to file. However, if the right conditions are met, a taxpayer can use the 1040-A or 1040-EZ. Given the right conditions for use of the easier form doesn't allow the taxpayer to pay less tax; it is just a simpler form to get to the same answer.

Please do not remove the “necessary disturbance” provisions. They serve a purpose, and I believe the process is used judiciously by DPZ.

Sincerely,



Carl Gutschick, PE  
Principal

**Sayers, Margery**

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**From:** Meg Boyd <boydfamily11@gmail.com>  
**Sent:** Tuesday, January 22, 2019 10:40 AM  
**To:** CouncilMail  
**Subject:** Support CB 3-2019 and CB 4-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Councilmembers,

We are writing in strong support of both CB 3-2019 and CB 4-2019, which provide important protections for our community.

Thank you,

Meg and John Boyd

6589 Belmont Woods Rd, Elkridge, MD 21075

**Sayers, Margery**

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**From:** Lisa May <lisavm78@vt.edu>  
**Sent:** Tuesday, January 22, 2019 10:18 AM  
**To:** CouncilMail  
**Subject:** Comments on CB 3 and CB 4 from HCAR  
**Attachments:** HCAR Comments on CB 3 and 4 1.19.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good morning,

On behalf of the Howard County Association of REALTORS, please find attached our comments on CB 3 and CB 4, which will be heard before the Council this evening.

If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

Lisa May  
HCAR Government Affairs Director



Main 410-715-1437  
Fax 410-715-1489  
Web www.hcar.org

January 22, 2019

The Honorable Christiana Mercer Rigby, Chair  
Howard County Council  
George Howard Building  
3430 Court House Drive  
Ellicott City, MD 21043

Dear Chairperson Rigby,

On behalf of the Howard County Association of REALTORS® (HCAR), an organization representing over 2,000 real estate professionals and affiliates in the County, we are writing to offer comments on Council Bills 3 and 4, which will be heard before the Council on January 22.

HCAR believes that our community deserves both predictability and consistency in the development process. However, for orderly and effective development to occur, those businesses which provide housing within our County also deserve a sense of predictability and consistency. The passage of CB 3 and CB 4 as currently written have the potential to disrupt this balance, to the detriment of the housing industry and our area homebuyers.

CB 3 expands the role of the Historic Preservation Commission beyond its current function by adding yet another layer of approval to the already lengthy subdivision plan process. Meanwhile, CB 4 removes necessary disturbance provisions which are already limited in scope and are at times imperative to the successful use of the property. The delays, additional procedures or even project denials which would result from these bills would add costs to newly constructed housing and decrease available housing supply, resulting in less affordable options for our area workforce.

It is our hope that the Council will consider other means to provide a transparent, predictable development process for our residents and our development industry alike. Thank you in advance for your consideration of our comments.

Sincerely,

Dan Iampieri, President  
Howard County Association of REALTORS®

## Sayers, Margery

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**From:** Angelica Bailey <abailey@marylandbuilders.org>  
**Sent:** Tuesday, January 22, 2019 9:15 AM  
**To:** CouncilMail; Angelica Bailey  
**Cc:** Rigby, Christiana; Facchine, Felix; Walsh, Elizabeth; Dvorak, Nicole; Jung, Deb; Williams, China; Jones, Opel; Harris, Michael; Yungmann, David; Knight, Karen; Ball, Calvin B; Sidh, Sameer; Sager, Jennifer; Feldmark, Jessica; Irvin, Jim; Lazdins, Valdis; Lori Graf  
**Subject:** Written Testimony for CB3 and CB4  
**Attachments:** MBIA Opposition Letter to CB3 – Historic Preservation Commission.pdf; MBIA Opposition Letter to CB4 – Necessary Disturbance.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Morning,

Please find MBIA's written testimony for bills CB3-2019 and CB4-2019 attached. We look forward to working with you on these important issues this evening.

Best,  
Angelica Bailey

Angelica Bailey, Esq.  
Vice President of Government Affairs  
[abailey@marylandbuilders.org](mailto:abailey@marylandbuilders.org)  
Maryland Building Industry Association  
11825 W. Market Place  
Fulton, MD 20759  
Cell: 202-815-4445  
Dir: 301-776-6205  
Ph: 301-776-MBIA



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January 22, 2019

**Re: OPPOSITION TO CB4 – Removing the necessary disturbance exemption for development near wetlands, streams, and steep slopes**

Dear Chairwoman Mercer Rigby and Members of the Howard County Council:

The Howard County Chapter of the Maryland Building Industry Association (MBIA) writes in opposition to Council Bill 4 removing the Necessary Disturbance exemption for development near wetlands, streams, and steep slopes. The MBIA asserts that the Necessary Disturbance exemption is a valuable and judiciously-applied tool that ensures efficient and environmentally-sensitive development, and its removal would misappropriate county resources and inhibit responsible land development.

The Necessary Disturbance exemption was added to the county code to provide developers with the flexibility they need to provide quality projects that simultaneously benefit the property owner and mitigate harm to the environment. Site design guidelines are thorough, but they cannot account for every situation that may arise. The Necessary Disturbance exemption enables creative solutions without causing avoidable or superfluous damage to the environment.

In order to qualify for a Necessary Disturbance, the developer must provide a detailed justification to the Department of Planning and Zoning (DPZ) which shows that the work (grading, removal, paving, for example) is necessary to construct public or private roads, driveways, utilities, trails, pathways, or stormwater management facilities that are essential to the development of the property under the county code. The work must minimize disturbance, and there can not be any other reasonable alternative. These are specific and stringent standards, and projects don't often meet them. In our industry's experience, DPZ is fair and cautious in its analysis and does not grant many requests. If it is granted, it is truly necessary.

If this valuable and judiciously-used tool was removed, developers would have to rely solely on Alternative Compliance, which is a much lengthier application process with different requirements. The process takes valuable county resources, creating inefficiencies when the answer is the same as it would have been for a Necessary Disturbance request. If a project did not qualify for Alternative Compliance, the property owner would be stuck without the ability to develop his or her own property. Any project from single private lots to capital improvement projects to school construction plans utilize Necessary Disturbance exemptions, and removing the exemption would cause significant problems for all potential users.

Alternatively, the MBIA encourages the Council to postpone voting on this bill to give DPZ an opportunity to gather data on Necessary Disturbance exemptions. With time and the development of an effective tracking mechanism, DPZ can quantify how often Necessary Disturbances are requested, granted, and denied. If the data shows that Necessary Disturbances are over-utilized and/or granted without stringent analysis, the MBIA would be happy to be part of the solution. In the meantime, the MBIA urges you to vote against the removal of the Necessary Disturbance exemption.

Thank you for your attention to this vital issue and your continued support of the local home building industry. If you have any questions about these comments and would like to discuss MBIA's position further, please do not hesitate to contact me at [abailey@marylandbuilders.org](mailto:abailey@marylandbuilders.org) or (202) 815-4445.

Best regards,



Angelica Bailey, Esq., Vice President of Government Affairs

Cc: Councilman David Yungmann  
Councilman Opel Jones  
Councilmember Elizabeth Walsh  
Councilmember Deb Jung  
County Executive Calvin Ball  
Sameer Sidh, Chief of Staff to the County Executive  
Valdis Lazdins, Director of Planning  
James Irvin, Director of Public Works

**Sayers, Margery**

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**From:** Lisa Badart <lbadart@gmail.com>  
**Sent:** Monday, January 21, 2019 10:40 PM  
**To:** CouncilMail  
**Subject:** CB3-2019 / CB4-10`9

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Howard County Council Members,

My husband and I totally support both CB3 and Cb4-2019 and hope that you will also.

Thank you,  
Lisa & Nicholas Badart  
6001 Old Lawyers Hill Road  
Elkrdige, MD 21075

## Sayers, Margery

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**From:** Angelica Bailey <abailey@marylandbuilders.org>  
**Sent:** Sunday, January 20, 2019 12:26 PM  
**To:** CouncilMail  
**Subject:** Tuesday Hearing Testimony Signup  
**Attachments:** CB4-2018 MBIA Testify.pdf; CB3-2018 MBIA Testify.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Afternoon,

I will be testifying against CB3-2019 and CB4-2019 at Tuesday's hearing.

Thank you,  
Angelica Bailey

Angelica Bailey, Esq.  
Vice President of Government Affairs  
[abailey@marylandbuilders.org](mailto:abailey@marylandbuilders.org)  
Maryland Building Industry Association  
11825 W. Market Place  
Fulton, MD 20759  
Cell: 202-815-4445  
Dir: 301-776-6205  
Ph: 301-776-MBIA



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## Sayers, Margery

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**From:** Dvorak, Nicole  
**Sent:** Tuesday, January 22, 2019 6:07 PM  
**To:** CouncilMail  
**Subject:** FW: Testimony CB-4  
**Attachments:** CB-4 Favorable Testimony (1).pdf

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**From:** Emily Ranson <eranson@cleanwater.org>  
**Sent:** Tuesday, January 22, 2019 4:41 PM  
**To:** Walsh, Elizabeth <ewalsh@howardcountymd.gov>  
**Cc:** Fisher, Karina <kfisher@howardcountymd.gov>; Dvorak, Nicole <ndvorak@howardcountymd.gov>  
**Subject:** Testimony CB-4

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi, Councilwoman Walsh and all,

Here is my written testimony for CB-4. I am not seeing a way to submit online - am I just missing the link?

Thanks,

Emily Ranson

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Emily Ranson  
Maryland Program Coordinator  
Clean Water Action  
[www.cleanwateraction.org](http://www.cleanwateraction.org)  
1120 N Charles Street, Suite 415  
Baltimore, MD 21201  
(410) 235-8808 (o)

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Thank you.

January 22, 2019

**CB-4 2019**

In Support

Clean Water Action is a water-oriented advocacy group with over 5,000 members in Howard County, and 37,000 in the state of Maryland. Clean Water Action supports policies that protect and improve water quality in Maryland and throughout the country.

Wetlands, streams, and steep slopes are vulnerable environmental features that need to be protected from development. Wetlands provide important ecosystem services, filtering and slowing runoff, and are an important feature in stormwater management. Streams are the direct pipeline for nutrients, pollution, and sediment downstream, and also serve as important habitat and sources of recreation for kids and other Howard County residents. Steep slopes pose a particular erosion risk and should be preserved.

Buffers around these features, especially forested buffers, are a critical tool for preserving water and habitat quality. Forest is one of the most effective ways to combat nutrient pollution in water. They decrease water velocity by soaking up stormwater, decrease water temperatures to provide a more hospitable environment for aquatic life, are a carbon sink, and provide necessary habitat for local wildlife, among other benefits. Trees can also reduce erosion by stabilizing stream banks, necessary with rising quantities of stormwater runoff and bigger storm events increasing the quantity and velocity of water in our streams and rivers..

Trees, shrubs, and plants located in sensitive areas including 100-year floodplains, intermittent and perennial streams and their buffers, and steep slopes are, per state law, to be considered priority for retention and should be left undisturbed.

When state regulations were imposed, local jurisdictions were allowed to develop waiver programs in order to provide discretion and flexibility in enforcing the law. However, each jurisdiction is given the authority to be more stringent than state minimums, and each jurisdiction can better protect their water resources. CB-4 better protects Howard County's water resources by limiting development inside the most critical areas: within the stream buffer, in wetlands, and by steep slopes.

Best,

Emily Ranson  
Maryland Program Coordinator  
[eranson@cleanwater.org](mailto:eranson@cleanwater.org)  
443-562-2832

## Sayers, Margery

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**From:** Angelica Bailey <[abailey@marylandbuilders.org](mailto:abailey@marylandbuilders.org)>  
**Sent:** Tuesday, January 22, 2019 4:48 PM  
**To:** CouncilMail  
**Subject:** RE: Tuesday Hearing Testimony Signup

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Evening,

Please note that MBIA will testify against CB4, but not CB3. We have submitted written testimony for both.

Thank you,  
Angelica Bailey

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**From:** Angelica Bailey  
**Sent:** Sunday, January 20, 2019 12:26 PM  
**To:** 'councilmail@howardcountymd.gov'  
**Subject:** Tuesday Hearing Testimony Signup

Good Afternoon,

I will be testifying against CB3-2019 and CB4-2019 at Tuesday's hearing.

Thank you,  
Angelica Bailey

Angelica Bailey, Esq.  
Vice President of Government Affairs  
[abailey@marylandbuilders.org](mailto:abailey@marylandbuilders.org)  
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Ph: 301-776-MBIA



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## Sayers, Margery

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**From:** Walsh, Elizabeth  
**Sent:** Tuesday, January 22, 2019 1:45 PM  
**To:** Sayers, Margery  
**Cc:** Dvorak, Nicole; Fisher, Karina  
**Subject:** Fw: Council Bill 4-2019  
**Attachments:** Walsh\_CB4-2019\_ltr.pdf

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**From:** Michael Trumbauer <MTrumbauer@biohabitats.com>  
**Sent:** Thursday, January 17, 2019 5:58 PM  
**To:** Walsh, Elizabeth  
**Subject:** Council Bill 4-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Councilwoman Walsh,  
Biohabitats is a consultant working with the County's Stormwater Management Division in support of their mission to "advance the quality of life for the citizens of Howard County through the improvement and management of the quality and quantity of water that originates in, falls onto, or passes through the county on its way to the Chesapeake Bay." We find this mission consistent with the intent of your proposed bill; however, in order to efficiently implement projects supporting this mission, we often must work in and around sensitive natural resources (wetlands, streams and steep slopes). While we seek to minimize our footprint and leave things better than we found them, the "necessary disturbance" is the means by which DPZ can authorize the projects with respect to Section 16.116. "Protection of wetlands, streams, and steep slopes". Consequently, we have prepared the attached letter in response to your proposed Council Bill 4-2019 requesting an amendment to allow for these beneficial projects that provide a net benefit to the resource and the County. We thank you for your consideration and let us know if you have any questions or would like to discuss potential amendments further.

Best Regards,

**Mike Trumbauer**  
Sr. Restoration Ecologist

410.554.0156  
667-401-8502 (Direct)  
[www.biohabitats.com](http://www.biohabitats.com)  
[leaf litter newsletter](#)



*Restore the Earth & Inspire Ecological Stewardship*

2081 Clipper Park Road  
Baltimore, MD 21211





The Stables Building  
2081 Clipper Park Road  
Baltimore, MD 21211

January 17, 2019

The Honorable Liz Walsh, District 1  
George Howard Building, 1st Floor  
3430 Courthouse Drive  
Ellicott City, MD 21043

**RE: Council Bill No. 4-2019**

**Subject: Necessary disturbance for ecological restoration and water quality enhancement projects**

Dear Councilwoman Walsh:

As an ecological planning and design firm, we applaud your efforts to tighten regulations regarding the protection of sensitive natural resources. Since 2013, we have been a consult for the County's Storm Water Management (SWM) Division, where we design and oversee the construction of numerous projects that seek to enhance water quality and natural environments, such as the Dorsey Hall Village Water Quality Retrofits, Bonnie Branch Bank Stabilization and Rockburn Branch Park Stream Restoration and Water Quality Retrofits in District 1. Unfortunately, these beneficial projects are subject to the same development regulations as subdivisions and other projects even though they allow the land to revert back to a natural and hopefully better condition. It is through the "Necessary Disturbance Exemption" that the Department of Planning and Zoning authorizes these activities with minimal administrative burden and within a timeframe that supports SWM Division's objectives and permit requirements. We are writing to request an amendment to CB4-2019 to allow ecological restoration and water quality enhancement projects to be permitted under Section 16.116. "Protection of wetlands, streams, and steep slopes" as a necessary disturbance or other alternative compliance. Furthermore, it may be worth considering exemptions for redevelopment projects that result in a net ecological uplift, like some of the redevelopment work in Downtown Columbia, or new developments meeting the County's criteria for Green Neighborhoods. With these amendments, we feel that Howard County can continue to lead in environmental protection and encourage projects to further enhance the natural environments throughout the County.

Sincerely,  
**Biohabitats, Inc.**

Michael Trumbauer  
*Sr. Restoration Ecologist / Project Manager*



## Sayers, Margery

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**From:** Paul Marzin <paul.marzin@gmail.com>  
**Sent:** Monday, January 21, 2019 5:07 PM  
**To:** CouncilMail  
**Cc:** Paul Marzin  
**Subject:** Support for CB4-2019; Request for Amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To: The Howard County Council:

Dear Howard County Council,

I am writing to support for Ms. Walsh's bill, CB-2019, to remove the "necessary disturbance" exception from Section 16.116 of the Howard County Code intended for the "Protection of wetlands, streams, and steep slopes."

More needs to be done to protect these areas now. The remainder of Section 16.116 prohibits development activity within certain buffer zones around wetlands, streams, and steep slopes. Based on the county's experience over the past few years, it is abundantly clear that this regulation does not adequately protect these environmentally sensitive areas or is side-stepped altogether with pressure from developers or others. I have personally witnessed this with the granting of multiple waivers which are allowing a project with steep slopes and scenic road concerns in my neighborhood. It's not too late to stop it. Legislation like this should help and therefore I support it.

Given the out-of-control development that has already altered the landscape around Ellicott City, with clearcutting of forest land and grading of steep slopes, run-off into once-quiet streams causes the streams to become raging rivers on a regular basis. Increased rainfall and storm intensity compound the problem and it looks like this trend will only get worse so I believe action needs to be taken now and put a stop to us destroying some of our County's greatest assets.

We need to expand the protection and geography of what is defined as our watershed. Other watersheds in the county also need protection. They are connected and depend on each other. Many of the streams, wetlands, and slopes in Ellicott City run alongside "scenic" roads – such as Bonnie Branch, Ilchester, Beechwood, New Cut, and College Avenue. During the recent storms, these roads were severely damaged by the velocity of the streams due to extreme run-off and will cost millions to repair. Bonnie Branch Road has become impassable during minor storms. The once-scenic road now has tons of ugly white riprap stones shoring up the streambank. The velocity of the water during the May storm destroyed the sewer line connection at the bottom of Beechwood Road polluting the Patapsco River, and dug out the side of Ilchester Road so deep that the gas pipeline was visible.

Even today, in these winter months, Ilchester Road has had a constant stream of water running down it and now is freezing. 3 inches of solid ice. My worry is with a new development planned right at the curve on steep slopes, will only make this worse and dangerous.

I am respectfully requesting that we add geography to the watershed map that includes the areas mentioned above. I am also asking that the increased protection should apply immediately and include in-process site development plans, specifically the Oak Hill Manor project, since this project is the perfect example of not providing for environmentally sensitive areas (steep slopes, scenic road frontage, and literally just above the Patapsco River.

The State of Maryland has spent a lot of effort and money, along with American Rivers, and the County, on the dam removals. It would be a shame not to protect these natural resources which are located just above the river and the entire Patapsco River area. Another example of a no brainer to expand the watershed geography here.

Paul Marzin  
Ellicott City, District 1

## Sayers, Margery

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**From:** JTK <jtk409a@gmail.com>  
**Sent:** Tuesday, January 1, 2019 3:48 PM  
**To:** CouncilMail  
**Subject:** Support for CB4-2019; Request for Amendment

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Council:

I am writing to voice my strong support for Ms. Walsh's bill, CB 4-2019, to remove the "necessary disturbance" exception from Section 16.116 of the Howard County Code intended for the "Protection of wetlands, streams, and steep slopes."

However, more needs to be done now to protect these environmentally sensitive areas.

The remainder of Section 16.116 prohibits development activity within certain buffer zones around wetlands, streams, and steep slopes. Based on the county's experience over the past few years, it is abundantly clear that this regulation does not adequately protect these environmentally sensitive areas. Given the out-of-control development that has already altered the landscape around Ellicott City, with clearcutting of forest land and grading of steep slopes, run-off into once-quiet streams causes the streams to become raging rivers on a regular basis. Increased rainfall and storm intensity compound the problem.

The devastation on Main Street is a constant reminder that bold action needs to be taken to protect the wetlands, streams, and steep slopes in the Main Street watershed.

However, other watersheds in the county also need protection. Many of the streams, wetlands, and slopes in Ellicott City run alongside "scenic" roads – such as Bonnie Branch, Ilchester, Beechwood, New Cut, and College Avenue. During the recent storms, these roads were severely damaged by the velocity of the streams due to extreme run-off and will cost millions to repair. Bonnie Branch Road has become impassable during minor storms. The once-scenic road now has tons of ugly white riprap stones shoring up the streambank. The velocity of the water during the May storm destroyed the sewer line connection at the bottom of Beechwood Road polluting the Patapsco River, and dug out the side of Ilchester Road so deep that the gas pipeline was visible.

At this point, many of the only areas left to build are environmentally sensitive areas. But, this has to stop.

What we know now is that the existing regulation to protect these environmentally sensitive areas did not work. But, it's possible that we can prevent further destruction now.

I'm respectfully requesting that Section 16.116 be amended to increase the protected buffer zones by doubling them, at a minimum. The increased protection should apply with immediate effect, including in-process site development plans.

If not now, when?

Julia T. Kovacs  
Ellicott City, District 1