

March 11, 2021

Century Engineering, Inc.  
10710 Gilroy Road  
Hunt Valley, MD 21031  
Attn: Michael Pieranunzi, PLA

RE: 5 West Aylesbury Road aka Curio Wellness  
Stormwater Management Variance  
Jones Falls Watershed  
**Project I.D. M200076**  
**Tracking Number: 03-21-3414**

Dear Mr. Pieranunzi;

This office has reviewed the information submitted and finds that a stormwater management variance can be granted for this project under Section 33-4-113 (a) (2) of Title 4 of the Baltimore County Code. Section 33-4-113 (a) (2) allows a stormwater management variance to be granted if there are exceptional circumstances such that strict adherence to the provisions of the design standards would result in unreasonable hardship or practical difficulty and not fulfill the intent of the regulations.

This project is for the construction of a warehouse building and associated improvements. Because this project lies within the Jones Falls watershed, it is subject to 100-year quantity management. This variance was requested to allow a small increase in impervious area and runoff in "Drainage Area 2", which drains to a storm drain system in West Aylesbury Road. The quantity management summary provided with the stormwater management plans indicates that runoff from this 0.84-ac area will increase from 4.31 cfs (10-yr ex.) to 4.55 cfs (10-yr prop.), and 6.57 cfs (100-yr ex.) to 6.83 cfs (100-yr prop.). The storm drain system appears to have adequate capacity to handle this negligible increase.

The proposed submerged gravel wetland on the south end of the site capturing drainage area 1 (1.72 ac, 1.06 ac of impervious area) will provide adequate stormwater quality and quantity management to meet site-wide requirements. The attenuation of runoff in DA 1 is proposed to more than offset the small increase in runoff from DA 2. Please contact Andrew Fish, PE at 410-887-3768 should you have any questions.

Very truly yours,

/signed/

Kritty Udhin, P.E., Manager  
Stormwater Management  
Department of Environmental Protection  
& Sustainability

KU:atf  
c: File