

IN RE: PETITION FOR ZONING VARIANCE
S/S of Dundalk Avenue, 107.1' E
of the c/l of Murray Point Road
(8117 Dundalk Avenue)
12th Election District
7th Councilmanic District
Steven R. Gibson, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 90-278-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit an accessory structure (garage) to be located in the side yard with a front lot line setback of 38 feet in lieu of the required rear yard with a front lot line setback of 60 feet in accordance with Petitioner's Exhibit 1.

The Petitioners, by Steven Gibson, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 8117 Dundalk Avenue, consists of .17 acres zoned D.R. 5.5 and is improved with a single family dwelling which has been Petitioners' residence for the past five years. Said property is located within the Chesapeake Bay Critical Areas near Peachorchard Cove. Petitioners propose constructing a detached garage in the east side yard beyond an existing gravel driveway. Mr. Gibson testified he cannot build an attached garage due to an existing cellar entrance on the proposed side. Testimony further indicated that the proposed garage cannot be placed in the rear yard without having to remove a mature tree. Mr. Gibson testified that he has spoken with the adjoining property owners who have no objections to his request. He further contends the granting of the variance will not result in any detriment to the health, safety or general welfare of the community.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of January, 1990 that the Petition for Zoning Variance to permit an accessory structure (garage) to be located in the side yard with a front lot line setback of 38 feet in lieu of the required rear yard with a front lot line setback of 60 feet in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however,

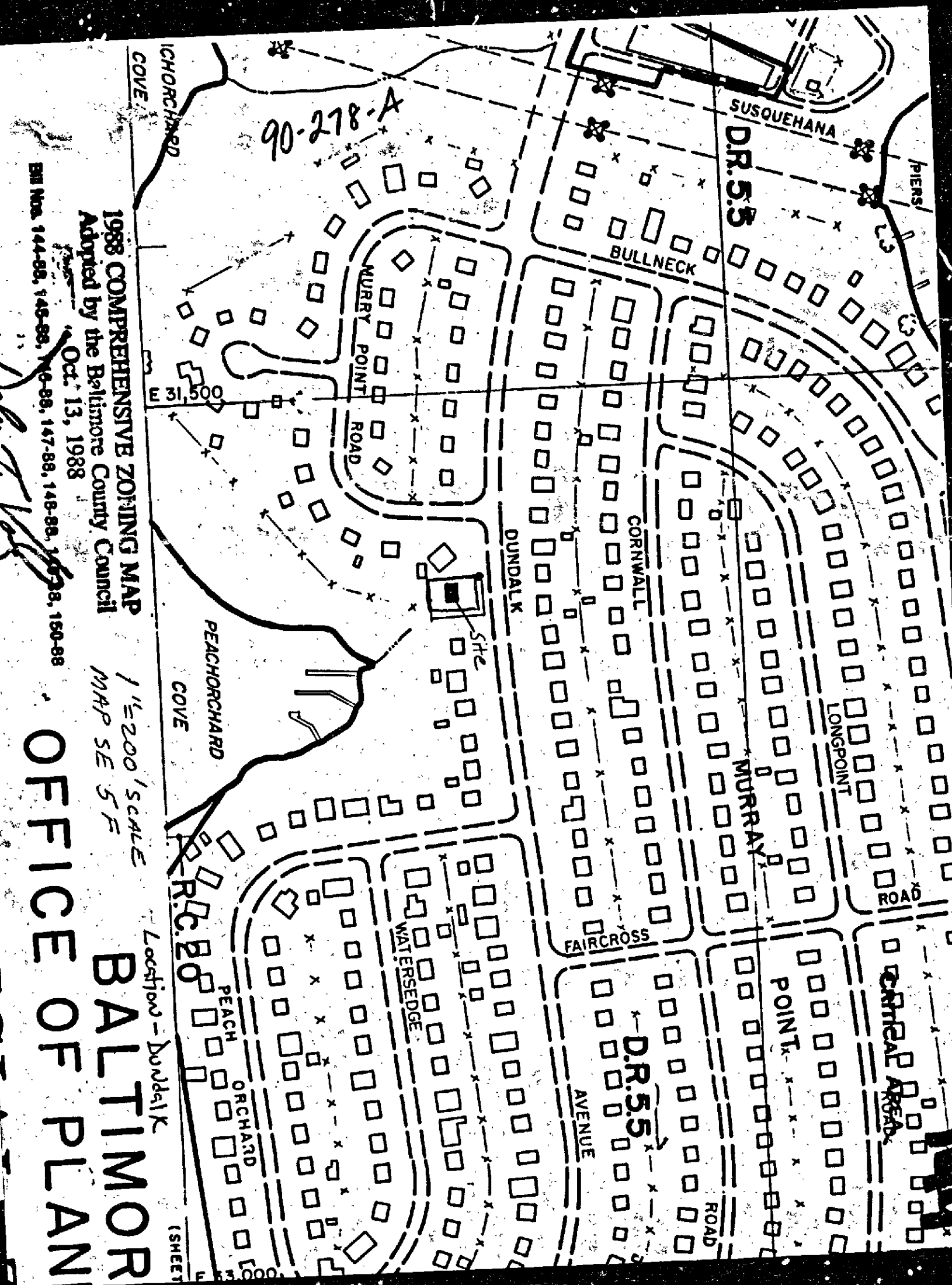
to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated November 28, 1989, attached hereto and made a part hereof.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs



PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-278-A Critical Area

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 5.111.A.13 (1945) To permit an accessory structure in the side yard with a front lot line setback of 38 feet in lieu of the required rear yard with a front lot line setback of 60 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Legal Owner(s):
Steven R. Gibson
(Type or Print Name)
Signature: Steven R. Gibson
Address: 8117 Dundalk Ave. Gai 282-8503
City and State: Baltimore, MD
Phone No.: 732-7400

Contract Purchaser:
(Type or Print Name)
Signature: Catherine Deane Gibson
Address: 8117 Dundalk Ave. Gai 282-8503
City and State: Baltimore, MD
Phone No.: 732-7400

Attorney for Petitioner:
(Type or Print Name)
Signature: Steven Gibson
Address: 8117 Dundalk Ave. Gai 282-8503
City and State: Baltimore, MD
Phone No.: 732-7400

Attorney's Telephone No.: 732-7400

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of January, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 19th day of January, 1990, at 2 o'clock P.M.

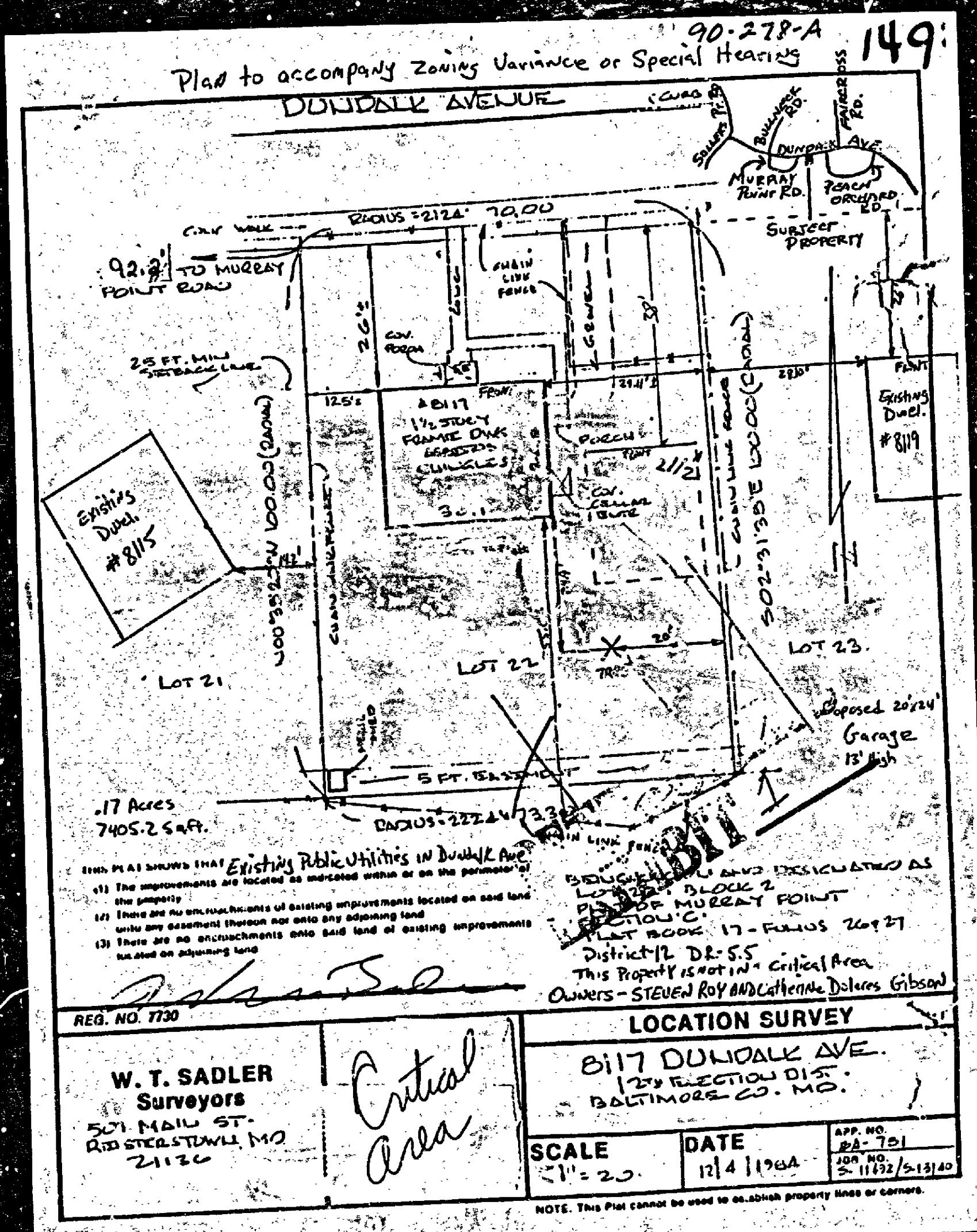
J. Robert Hines
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING: 1 1/2 HRS.
AVAILABLE FOR HEARING: MON. / TUES. / WED. - FIRST TWO HOURS
ALL OTHERS: 3:00 PM
REVIEWED BY: JRG DATE: 10/24/89

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

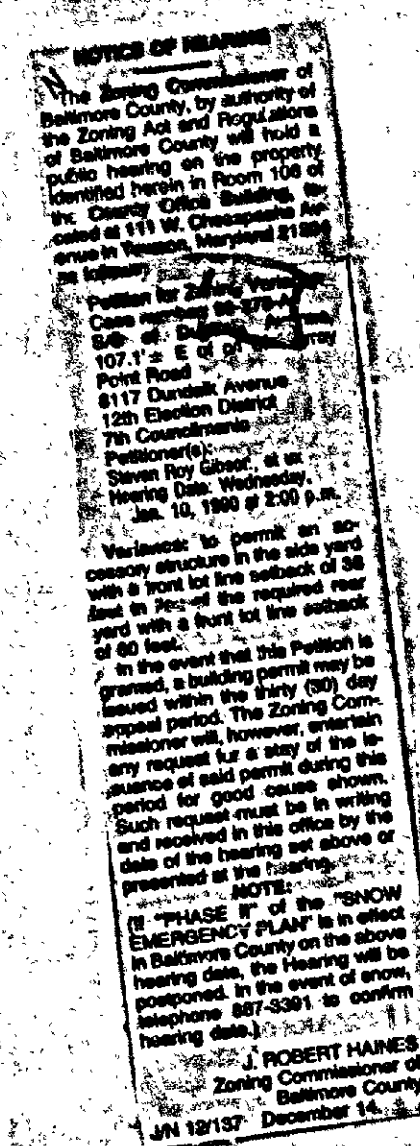
- 1) Compliance with zoning would require utilizing all available side yard space for driveway rendering it useless as recreational or utility area.
- 2) Positioning garage behind rear wall of existing house would require removal of a mature tree and disrupt the aesthetics of the rear yard.
- 3) Positioning garage in rear yard would greatly reduce the usefulness of the yard.
- 4) Any reduction in size would render the garage useless to us for vehicular and utility storage.



149
CRITICAL AREA
90-278-A

Beginning at a point on the south side of Dundalk Avenue which is 72.5 feet wide, at a distance of 107'1" East of the centerline of the nearest improved intersecting street, Murray Point Road, which is 29'10" wide.

Being Lot #22, Block 2, Section C in the subdivision of Murray Point as recorded in Baltimore County Plat Book #17, Folio 26 and 27 containing .17 acres, also known as 8117 Dundalk Avenue and located in the 12th Election District.



89.83
CERTIFICATE OF PUBLICATION

December 14, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of successive weeks, the first publication appearing on Dec 14, 1989.

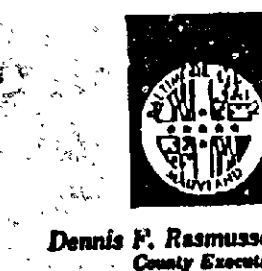
NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zebe Olson
Publisher

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

December 4, 1989

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 90-278-A
S/S of Dundalk Avenue, 107'1" E of c/l of Murray Point Road
8117 Dundalk Avenue
12th Election District - 7th Councilmanic
Petitioner(s): Steven Roy Gibson, et ux
HEARING: WEDNESDAY, JANUARY 10, 1990 at 2:00 a.m.

Variance to permit an accessory structure in the side yard with a front lot line setback of 38 feet in lieu of the required rear yard with a front lot line setback of 29 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

NOTE:

If "Phase II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3351 to confirm hearing date.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:CS
not file

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner

DATE: November 28, 1989

FROM: Mr. Robert W. Sheesley

SUBJECT: Petition for Zoning Variance - Item 149
Gibson Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 8117 Dundalk Avenue. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).

APPLICANT'S NAME: Mr. and Mrs. Gibson

APPLICANT PROPOSAL

The applicant has requested a variance from section S.III.A.13(1945) of the Baltimore County Zoning Regulations to permit an accessory structure in the side yard with a front lot line setback of 38 feet in lieu of the required rear yard with a front lot line setback of 60 feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
 2. Conserve fish, wildlife and plant habitat; and
 3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."
- <COMAR 14.15.10.01.0>

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

DATE: 1-4-90



Mr. & Mrs. Steven R. Gibson
8117 Dundalk Avenue
Baltimore, Maryland 21222

Re: Petition for Zoning Variance
CASE NUMBER: 90-278-A
S/S of Dundalk Avenue, 107'1" E of c/l of Murray Point Road
8117 Dundalk Avenue
12th Election District - 7th Councilmanic
Petitioner(s): Steven Roy Gibson, et ux
HEARING: WEDNESDAY, JANUARY 10, 1990 at 2:00 p.m.

Dear Petitioners:

Please be advised that \$114.83 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND A ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$25.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

NOTE:
(If "Phase II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3351 to confirm hearing date.)

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-091-6150
Number: 937
90-278-A
HY000244

1/10/90

	QTY	PRICE
PUBLIC HEARING FEES		
100 - POSTING SIGNS / ADVERTISING	1	\$114.83
TOTAL:		\$114.83

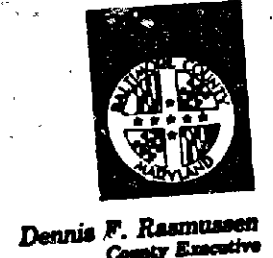
LAST NAME OF OWNER: GIBSON

8105*****114831*5108F

Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

January 23, 1990



Mr. & Mrs. Steven R. Gibson
8117 Dundalk Avenue
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCE
S/S of Dundalk Avenue, 107'1" E of the c/l of Murray Point Road
(8117 Dundalk Avenue)
12th Election District - 7th Councilmanic District
Steven R. Gibson, et ux - Petitioners
Case No. 90-278-A

Dear Mr. & Mrs. Gibson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact the County Board of Appeals at 887-3391.

Very truly yours,

AND M. WASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMR:bjs

cc: Chesapeake Bay Critical Areas Commission
Towson State Office Building, D-4, Annapolis, Md. 21404

DEPRM

People's Counsel

File

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting: 10/25/89

District: 12-TH
Posted for: Variance
Petitioner: Steven Roy Gibson, et ux
Location of property: S/S of Dundalk Ave, 107'1" E of Murray P.R.
8117 Dundalk Ave
Location of Sign: Facing Dundalk Ave, approx. 25' from road on property of Petitioner
Remarks: M. Haines
Posted by: M. Haines
Number of Signs: 1

Memo to Mr. J. Robert Haines
November 28, 1989
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal water, tidal wetlands, and tributary streams" (Baltimore County Code Sec. 22-213(a)).

Findings: The subject property is located approximately 200 feet from the tidal waters of Bear Creek. Therefore, the proposed development will not disturb the 100 foot buffer.

2. Regulation: "No dredging, filling, or construction in any wetland shall be permitted." (Baltimore County Code Sec. 22-215) protected from contamination."

Findings: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

3. Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or (their technology which shall use Best Management Practices by 10% of the on-site level prior to new development or redevelopment." (Baltimore County Code Sec. 22-215)

Findings: In order to comply with the above regulation rooftop runoff shall be directed through downspouts and into Dutch drains or seepage pits (see attached information). This will encourage maximum infiltration of stormwater and will bring this property into compliance with the 10% rule. Infiltration of stormwater is a recommended Best Management Practice in a "Framework for Evaluating Compliance with the 10% Rule in the Chesapeake Bay Critical Area".

CONCLUSION

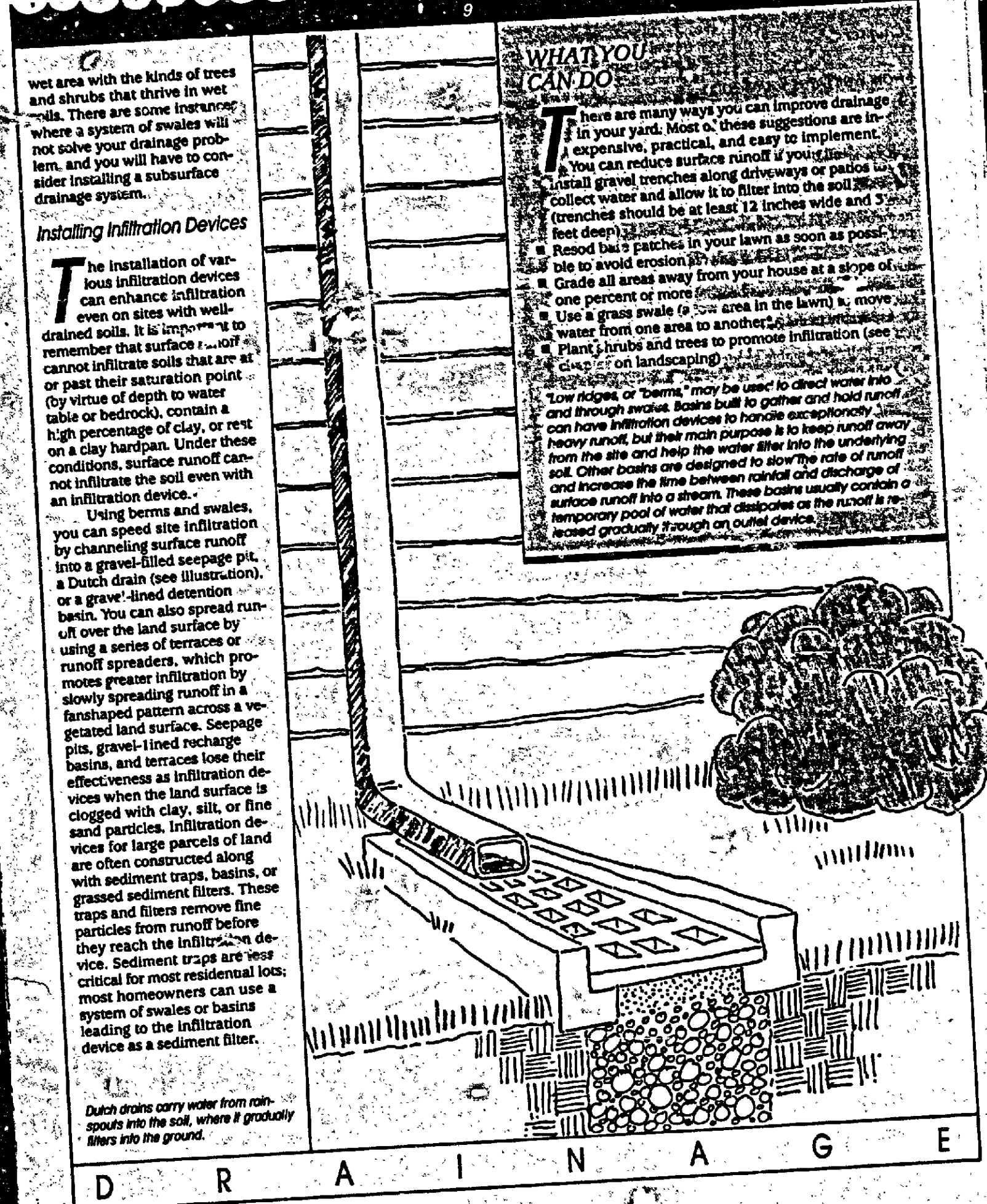
The Zoning Variance shall be conditioned on the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above.

Upon compliance with Chesapeake Bay Critical Area Regulations, this project will be approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

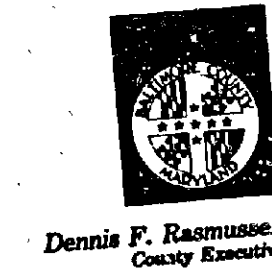
Robert W. Sheeley
Robert W. Sheeley, Director
Department of Environmental Protection
and Resource Management

EWS:KMM:ju

Attachment
cc: The Honorable Ronald B. Hickernell
The Honorable Norman R. Lauenstein
The Honorable Dale T. Volz
Mrs. Janice B. Outen



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-5353
J. Robert Haines
Zoning Commissioner



Your petition has been received and accepted for filing this
8th day of November, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Steven R. Gibson, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 19, 1989
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for November 7, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 145, 146, 147, 148 and 149.

For Case No. 89-406-XA the creation of the lot for the station leaves residence #8807 without frontage.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:

DEC 27 1989

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE December 28, 1989

COUNTY OFFICE BLDG.
111 M. Chesapeake Ave.
Townson, Maryland 21204

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Planning
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Steven R. Gibson
6117 Dundalk Avenue
Baltimore, MD 21222

RE: Item No. 149, Case No. 90-278-A
Petitioner: Steven R. Gibson, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Gibson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development. Planning may file a written report with the Zoning Commission with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, the comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing is scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: December 15, 1989
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Steven Roy Gibson, et ux, Item 149
Zoning Petition No. 90-278A

The Petitioners request a variance to allow an accessory structure (garage) to be placed in the side yard.

In reference to this request, staff offers no comment.

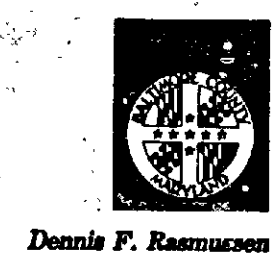
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

DEC 16 1989

Baltimore County
Fire Department
800 York Road
Townson, Maryland 21204-2536
(301) 887-4500
Paul H. Reinke
Chief

NOVEMBER 6, 1989



J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Townson, MD 21204

RE: Property Owner: STEVEN ROY GIBSON
Location: S/S OF DUNDALK AVENUE
Item No.: 149 Zoning Agenda: NOVEMBER 7, 1989
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Reinke* Noted and Approved
Special Inspection Division

JK/KEK

Chapter 4

Rainy Day Blues

How rain water moves over and through the ground is important to those of us who have experienced flooded basements, wet yards, or broken septic systems. Solving the problems associated with surface water runoff and poorly drained soil is also important to improving the health of the Chesapeake Bay.

Rain from roofs and driveways runs off, often eroding yards and destroying plants. Much of the soil washed off vacant lots and lawns is carried into streams and eventually reaches the Bay. This sediment smothers fish and shellfish. Nutrients such as nitrogen and phosphorus from fertilizer in runoff can cause excessive algae growth, using up oxygen needed by the Bay's aquatic life. This runoff may also contain pesticides, oil, antifreeze, and other substances toxic to life in the Bay.

Pollution also occurs when the soil is too wet to filter sewage outflow. Effluent can percolate into the groundwater without proper filtration, or it can rise to the surface and be carried into streams and drainage ways.

Dealing with Surface Runoff
On large tracts of land, controlling surface water flow (storm water management) is the developer's responsibility. There are innovative ways you can control excess runoff created by parking lots, sidewalks, and swimming pools. Whatever the soil drainage condition in your neighborhood, you can use swales, berms, and basins to control runoff on your property, reduce its speed, and increase the time over which the runoff is released. For example, land immediately adjacent to your house needs to have a

downhill slope so that water does not seep through the foundation. Once the water has been carried ten feet from the house, you should regrade the surface so that runoff is released gradually.
Where drainage is good or where infiltration devices are in use, you can regrade the land to create a basin, which holds all runoff and allows it to infiltrate the soil over a longer period of time. The effectiveness of a basin depends on the soil's ability to absorb and filter the surface water. Soils with less than two feet of depth to bedrock or one foot of depth to a relatively high water table, or a clay horizon beneath the surface, and low-lying soil that receives runoff from a large land area may not have sufficient infiltration capacity. When you try to retain runoff in these situations, the soil will rapidly become saturated, and rainfall that should filter down

through the soil will collect on the surface and either create health, safety, and use problems or move across the surface as excess runoff.
Be on the lookout for small wet patches in your yard. These wet spots mean that soil around your house has settled and surface water is collecting on the ground. Plans for filling these patches with top soil and seeding them with grass will usually solve the problem by letting water flow on its natural path.
In some instances, you may be able to correct an existing wet soil problem by creating a system of berms and swales around your yard. When it's not feasible to avoid a wet area, you may be able to move it to a less used area of the yard (around shrubs or trees). For example, by installing a swale to carry the water across the yard, the new

downspout runs downhill - some filtering through the soil, some running off into nearby streams. By encouraging runoff to move slowly across the soil so most of it filters into the ground, you will help prevent erosion problems.

D R A I N A G E