



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

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August 5, 2013

BGE
1699 Leadenhall Street
Baltimore, MD 21230

Andrew Martin
9000 Junction Drive
Annapolis Junction, MD 20701

RE: WP-14-001, Verizon Wireless- Kingston Road
BGE 1330

Dear Sir/Madam:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **Approved** your request to waive **Section 16.155(a)(1)(i)**, which requires a site development plan for new or expanded non-residential development to install a Fort Worth Tower and Verizon Wireless antennas on an existing BGE transmission tower.

Approval is subject to the following conditions:

1. No disturbance shall be permitted beyond the approximate 1,400 square feet of disturbance that is proposed on this waiver petition exhibit.
2. The proposed antennas and equipment shelter must comply with all local and State laws and the applicant must acquire the proper permits prior to commencing the work or completing the installation.
3. Address all attached comments on the waiver petition exhibit. Provide a paper copy of the revised plan exhibit within 45 days of approval (**on or before September 19, 2013**) to the Department of Planning & Zoning to keep in the project file. The revised plan exhibit shall be used for permit purposes.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty:

The proposed Verizon Wireless project has a disturbance of 1,400 square feet and is exempt from forest conservation because of its location within a BGE right-of-way. The purpose of the project is to install antennas on an existing BGE transmission tower. The facility will be unmanned and will generate little to no traffic. Therefore, standard requirement for a site plan would impose a severe hardship on the applicant when the impact of the development is minimal. The applicant will comply with all required Howard County DILP permitting as well as State and local communication regulations.

Not Detrimental to the Public Interest:

The proposed project is located within a high powered transmission line. The antennas will be located 111 feet above the ground on an existing 91' tower. Base equipment will be located inside a secure unmanned equipment shelter which will limit visual impact to nearby dwellings. Existing screening on-site will be utilized. The approval of this waiver will not impair the appropriate use or development of the surrounding residential properties. Verizon Wireless will comply with all safety and industry standards to ensure that the welfare of the surrounding neighborhood is not impacted.

Will Not Nullify the Intent or Purpose of the Regulations:

Approval of this waiver petition will not nullify the intent or purpose of the regulations. Verizon Wireless has attempted to minimize impacts to adjacent properties by utilizing an existing transmission tower, disturbing less than 1,400 square feet, and using an existing access road. The existing trees along the corridor of the power line right-of-way will screen the proposed shelter and equipment from nearby residents. The proposed improvements have been detailed on the waiver petition exhibit.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This requested waiver will remain valid for one year or as long as a building permit remains in active processing.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/eb/waivers/WP14001VerizonWirelessKingstonRoad

cc: Research
DED
Real Estate Services