



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

March 27, 2017

American Towers – Leidos
Attn: Michael Slavotinek
6095 Marshalee Drive, Suite 300
Elkridge, Maryland 21075

RE: WP-17-091, ATC/Leidos

Dear Mr. Slavotinek,

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations. As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of **Section 16.155.(a)(1)(i)**, which states a site development plan, approved by the Department of Planning and Zoning is required for new or expanded nonresidential development.

Approval is subject to the following conditions:

1. No disturbance shall be permitted beyond the approximate 180 square feet of disturbance that is proposed on this Alternative Compliance petition exhibit, unless demonstrated by the applicant to be warranted.
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. Advisory Comment – Staff recommends that in lieu of the landscaping requirements, the applicant install privacy slats in the chain-link fence to screen the compound.
4. Compliance with the Development Engineering Division Comments, dated March 15, 2017.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

A Site Development Plan for this tower was never submitted for review by the Department of Planning and Zoning. Leidos is now requesting an Alternative Compliance to the requirements of Section 16.155.(a)(1)(i), requiring a Site Development Plan for expanded nonresidential development. Leidos will be installing equipment for the US Government. By using the existing tower, Leidos would avoid the need to erect a new tower within the area. The Alternative Compliance would allow Leidos to install the equipment needed, while utilizing the existing tower without the construction of a new site.

Not Detrimental to the Public Interest:

The approval of this Alternative Compliance would not be detrimental to the public interest. The tower currently exists on the subject property, and Leidos is applying to utilize the existing resource that has been withstanding since 1997. The proposed antennas are for US Government and only transmit passive frequencies, so it will

not interfere with existing communications for both commercial and local government use. With the approval of the Alternative Compliance, the need for a new tower in the area will be avoided.

Will not nullify the intent or purpose of the regulations:

The approval will not nullify the intent of the regulations because the tower is existing. All of the work being done is on the existing tower and within the existing fenced-in compound. By completing this Alternative Compliance, the current use will be maintained on the property and will allow Leidos to meet the needs of the US Government.

Indicate this alternative compliance 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 alternative compliance approval will remain valid for one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Kathryn Bolton at (410) 313-2350 or email at kbolton@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/ktb

Attachments

cc: Research
DED
Real Estate Services