



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

July 19, 2019

Baltimore Gas and Electric

110 W. Fayette Street
Baltimore, MD 21221

**RE: WP-19-120, BGE Howard Service Center
(SDP-19-058)**

Dear Applicant:

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 16.134(a) Sidewalk Construction**. The applicant is requesting alleviation from the sidewalk requirements along the property frontage.

Approval is subject to the following conditions:

1. Comply with all SRC agency comments on the submitted Site Development Plans (SDP-19-058).
2. Provide sidewalk along the southern boundary of Ilchester Road to the existing Ilchester Elementary School site. The sidewalk construction shall be in accordance with the Office of Transportations recommendation and exhibit.
3. BGE shall provide full frontage dedication of right of way along Ilchester Road for future County road widening. Driveway locations for the BGE Service Center shall be constructed with curb and gutter in the locations of the widening.
4. Include the alternative compliance request number and description in the general notes on subsequent submissions.

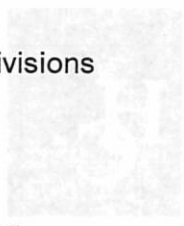
Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

The petitioners proposed layout utilizes currently developed impervious space for the intended design. By utilizing the existing impervious areas for the proposed development the space between the existing fence and the proposed street is limited. Site environmental constraints and existing stormwater management areas limit the shifting of site design. Providing sidewalk along the western side of Ilchester Road will not provide any substantial or beneficial connections to existing infrastructure. The inclusion of sidewalk on the western side of Ilchester Road would also require the relocation of multiple utility power poles.

Alternative Proposal:

Alternatively, the required sidewalk could be provided on the opposite side of Ilchester Road. The required distance of sidewalk frontage could be provided on the eastern side of Ilchester Road and tie into existing sidewalk infrastructure. Sidewalk could then be provided to the entrance to Ilchester Elementary School. This



would provide safe pedestrian conveyance along Ilchester Road for existing neighborhoods and subdivisions to and from the nearby schools.

Not Detrimental to the Public Interest:

Approval of the alternative compliance would not have been detrimental to the public interest. Providing sidewalk infrastructure on the eastern side of Ilchester Road would extend and connect to the existing sidewalk infrastructure that was constructed with the surrounding developments. This will provide safe pedestrian conveyance along Ilchester Road from the existing developments to Ilchester Elementary School.

Will Not Nullify the Intent or Purpose of the Regulations:

Approval of the alternative compliance request would not have nullified the intent of the regulations. The intent of the regulations is to provide safe pedestrian access along street frontage with new development. With the alternative design, sidewalk will be provided along Ilchester Road where it would be able to tie into existing sidewalk infrastructure and provide safe pedestrian access to the existing school sites. The limited usable space in-between the existing fence and the roadway could then be utilized for additional security measures and screening.

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 Nicholas Haines at (410) 313-2350 or email at haines@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Chief
Division of Land Development

S/NH
cc: Research
DED
Real Estate Services
Site Resources