



Howard County Department Of Planning And Zoning

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Valdis Lazdins, Director

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January 21, 2016

Paul J and WF Allen
12626 Shoemaker Road
Taneytown MD 21787

RE: WP-16-080 Verizon Wireless – Pleasant Chase

Dear Paul and WF Allen:

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 the following section of the Subdivision and Land Development Regulations:

Section 16.155(a)(1)(i) of the Amended Fifth Edition – Nonresidential: A site development plan is required for new or expanded nonresidential development, including commercial, industrial, institutional, and utility development, plus public buildings, schools, and other public facilities. The petitioner is requesting to waive the site development plan requirement to install twelve (12) additional antennas (with a support frame) on an existing 130' tall monopole, add an additional generator (with a canopy) and other supporting equipment within an existing 1,600 square foot fenced area.

Approval is subject to the following two (2) conditions:

- 1) No additional improvements will be permitted, other than what is proposed on the waiver petition plan exhibit.
- 2) The proposed antennas, electrical equipment, generator and GPS technology must comply with all applicable local and state laws and the applicant must acquire the proper permits prior to commencing the work or completing the installation.

Justification for Recommendation of Approval

Hardship:

If the waiver petition is not granted, the applicant will be required to prepare a site development plan, to indicate the site specifics such as the location of the existing communications monopole, the generator and other supporting equipment and pertinent site details. The purpose of this project is to install twelve (12) additional antennas (with a support frame) on an existing 130' tall monopole, add an additional generator (with a canopy) and other supporting equipment within an existing 1,600 square foot fenced area. The petitioner is seeking to add these antennas to help improve the site functioning and increase mobile cell coverage for its customers. This Department will require that this project comply with all required permits issued by DILP as well as other state/local and utility/communications regulations.

Alternative:

There is no other viable alternative other than submitting a SDP (which would require significantly more processing time). The petitioner's representative has submitted a site exhibit that details the location of the existing communications monopole, the proposed equipment shelter and the supporting equipment. This plan shall remain as part of the waiver petition file.

Not detrimental to public interest:

Approval of the waiver request will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding properties, since the communications monopole and supporting equipment exists and the location of the proposed generator and canopy are within the same compound. The owner will be required to comply with all safety and industry standards.

Not nullify the intent or purpose of the regulations:

Approval of this waiver request will not nullify the intent or purpose of the regulations since the overall purpose of the project is to install twelve (12) antennas on an existing 130' tall monopole, an antenna mounting frame, a generator and supporting equipment (that shall rest on an existing 7'-6" x 20'). The proposed improvements have been detailed on the waiver petition exhibit, which includes details of the proposed antennas, generator and the supporting equipment. Because the proposed improvements will only occupy 265 square feet, stormwater management is not necessary.

*** Attach a copy of this approval letter to all required permit applications. This requested waiver will remain valid for one year from the date of this letter or as applicable County required permits for this project remains in active processing.**

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/dj

cc: Research

DED

Zoning Division (Annette Merson)

DILP – Shari Logan

Joe Galindo – SiteLink Wireless