



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

October 24, 2016

Verizon Wireless
9000 Junction Drive
Annapolis Junction, MD 20701

RE: **WP-17-020, Verizon Wireless (SDP-08-045)**

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 16.156(o)(2)**. **Section 16.156(o)(2)** states if the developer does not apply for building permits as required by paragraph (1) of this subsection, the site development plan shall expire and a new site development plan submission will be required.

Approval is subject to the following conditions:

1. The developer shall apply to the Department of Inspections, Licenses and Permits for building permits for the 5,000 square foot addition shown on SDP-08-045 within 6 months (**on or before April 24, 2017**). A copy of the alternative compliance petition letter approving the extension of the permit deadline should be presented to the Department of Inspections Licenses and Permits at the time that the building permit application is submitted
2. A redline revision to SDP-08-045 is to be submitted to DPZ within 45 days of approval (**on or before December 8, 2016**) to add the following:
 - (WP-17-020) as a general note with the approval and conditions.
 - Show the updated parking spaces, and amend the tabulation chart.
 - Show the new mechanical yard with the chillers
3. Compliance with the attached DED comments regarding storm water management.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

By not allowing the 6 month extension to the applicant, it would put Verizon Wireless in a difficult situation financially if a new Site Development Plan would be required. The applicant has an approved Site Development Plan on file which can be reactivated and red-lined for the minor site improvements.

Implementation of an Alternative Proposal:

Requiring a new site plan would require County agencies to review a plan that is nearly identical to the already approved plan since there is an existing SDP plan for this site on file.

Not Detrimental to the Public Interest

By granting this alternative compliance petition, it will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties. The site has an established file history and received site development plan approval by the Subdivision Review Committee.

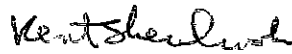
Will Not Nullify the Intent or Purpose of the Regulations

This alternative compliance petition reactivates SDP-08-045 and extends the time to apply for building permits and does not alter any technical requirements of the plan.

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 requested alternative compliance will remain valid for six months from the date of this letter or as long as this site development plan remains in active processing.

If you have any questions, please contact Rashidi Jackson at (410) 313-2350 or email at rjackson@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/RJ

cc: Research
DED
Real Estate Services
Morris & Ritchie Associates