



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 4, 2017

Mr. Ryan Dear
Cellco Partnership d/b/a Verizon Wireless
3620 Commerce Dr. Suite 707
Baltimore, MD 21227

RE: Red Lion Wireless Tower, WP-18-026

Dear Mr. Dear:

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(g)(2), Report of Review Committee: Additional Information.**

Approval is subject to the following conditions:

1. SDP-17-008 must be resubmitted within 45 days from the date of the Alternative Compliance approval letter (on or before November 18, 2017).
2. Please add the file number, section, decision, date of decision and any conditions of approval as a general note on SDP-17-008 and all related plans.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

The main issue that caused the applicant to miss the deadline were review comments on the environmental concept plan and site development plan requiring the applicant to address stormwater management for the proposed access road. The removal of the access road was the solution decided upon to address comments to the ECP and the SDP. The practical difficulty with strict compliance with the regulations is the time required to obtain conceptual approval from the County and BGE to remove the access road. The applicant had to coordinate with multiple agencies. BGE required the applicant to coordinate with the Dept. of Fire and Rescue Services to see if they would approve the removal of the access road. The DFRS approved the project to utilize the existing dirt driveway as access. The applicant was required to redesign the electrical routing for the project and obtain approval from BGE. The applicant is now ready to resubmit the Site Development Plan for further review by the Subdivision Review Committee.

Alternative Proposal:

The intent of the Regulations is to address the subdivision Review Committee comments in a timely manner and to expediently approve the site development plan. Due to unforeseen circumstances and the required coordination of multiple agencies, it was not practical for the applicant to resubmit plans in a timely manner. The alternative compliance proposal seeks to reactivate the plan and extend the resubmission deadline 45 days to allow the applicant to address the previous SRC comments and resubmit for review.

Not Detrimental to the Public Interest:

Approval of this Alternative Compliance request would not have been detrimental to the public interest as the additional time would allow the applicant to resolve the Subdivision Review Committee comments and to develop a plan for the appropriate development of the property.

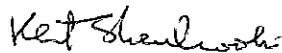
Will not nullify the intent or purpose of the regulations:

Approval of this Alternative Compliance will not have nullified the intent of the Regulations. The intent is to address the Subdivision Review Committee comments in a timely manner. Since the design issues and the involvement of multiple agencies proved the timely resubmission not practical, the applicant requested to resubmit now that the outstanding issues have been resolved. Allowing the applicant 45 days to submit revised plan will not have nullified the intent of the Regulations.

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 until November 18, 2017 in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Nick Haines at (410) 313-4333 or email at nhaines@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/NH

cc: Research
DED
Real Estate Services
SDP-17-008