



# 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, 2017

Hal Orenstein  
Toby's General Partnership  
10709 Vista Road  
Columbia, MD 21044

RE: WP-18-036, The New Cultural Center  
(SDP-17-043 and F-17-080)

Dear Mr. Orenstein:

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 the following code sections:

- Section 16.144(m): If the Department of Planning and Zoning or the review committee indicates that additional information is needed to decide whether to approve the final plan, the developer shall provide the information within 45 days of receiving such indication.
- Section 16.156(g)(2): If the Department of Planning and Zoning or the review committee indicates that additional information is needed to decide whether to approve the plan, the developer shall provide the information within 45 days of receiving such indication.

Approval is subject to the following conditions:

1. SDP-17-043 shall be resubmitted to the Department of Planning and Zoning within 60 days of the original SDP resubmission deadline (**on or before December 4, 2017**).
2. F-17-080 shall be resubmitted to the Department of Planning and Zoning within 60 days of the original SDP resubmission deadline/65 days of the original final plat resubmission deadline (**on or before December 4, 2017**).
3. Please list this alternative compliance request on the subject plans and all future plan submissions for the site.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: There were several comments on the driveway along the southern boundary of the property that required coordination with the property owner to the south, and several comments regarding the garage layout. To address all the comments, additional time is needed to study other options. If the plan must be submitted by the current deadline, not all the comments will be able to be addressed.

Alternative Proposal: The intent of the regulations is for the plans to be processed in a timely manner. With the additional time, all comments will be adequately addressed and a fourth review will hopefully be avoided.

Not Detrimental to the Public Interest: The public interest is better served by a complete resubmission rather than a submission without all the comments addressed. An extension to the deadlines does not impact any APFO regulations or the ability of any other property to obtain tentative housing allocations.

Will not nullify the intent or purpose of the regulations: Approval of this waiver will not nullify the intent of the regulations. The developer will still go through all the required steps in a timely manner to get an approved site plan and plat.

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 the time period specified in the conditions of approval.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at [jfarrar@howardcountymd.gov](mailto:jfarrar@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

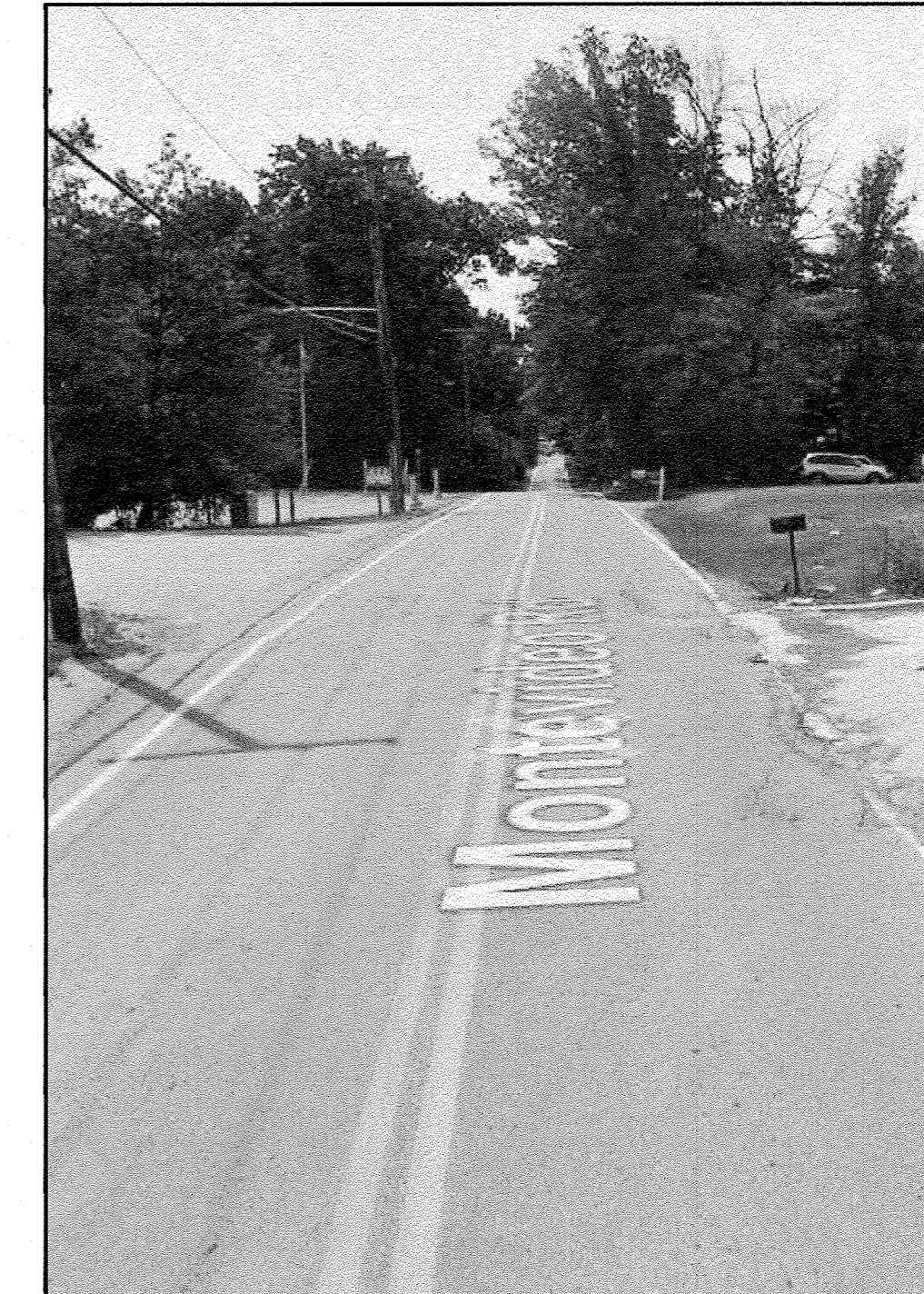
KS/JMF

cc: Research  
DED  
Real Estate Services  
GLW  
SDP-17-043  
F-17-080

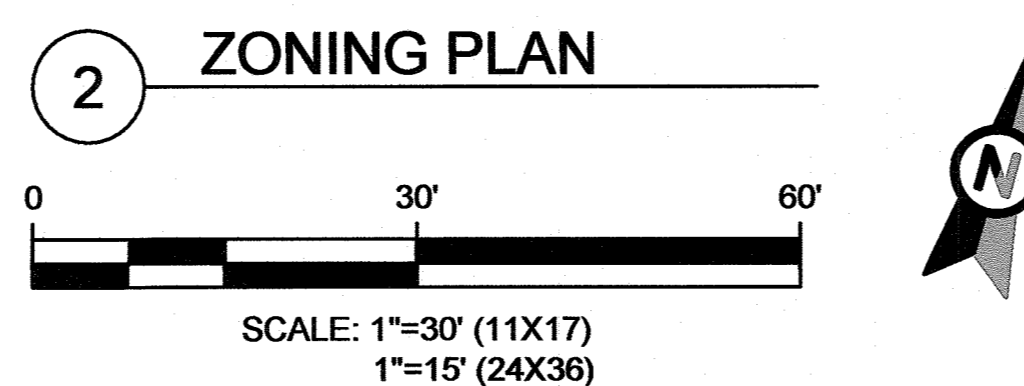
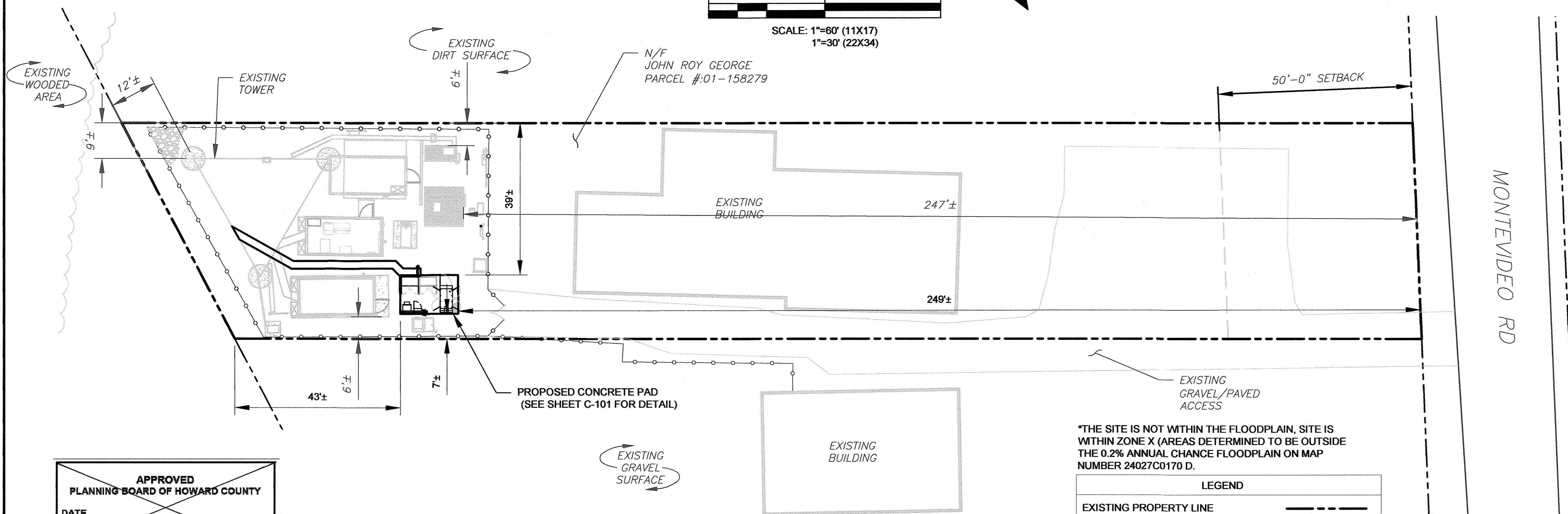
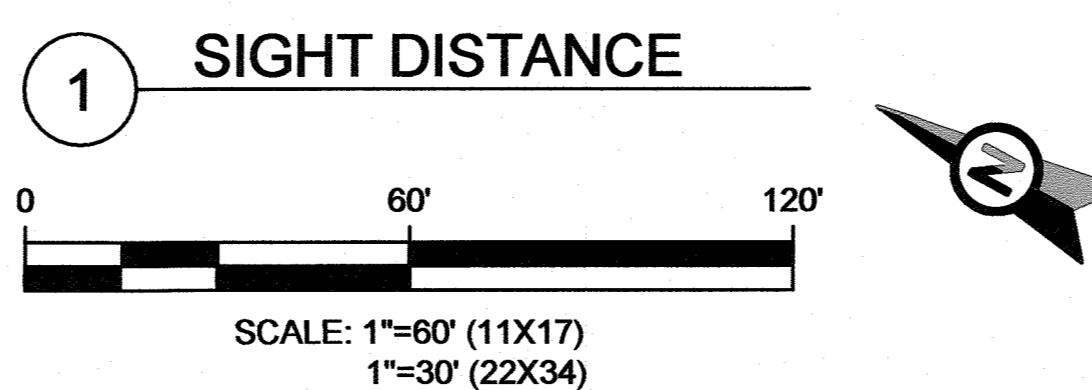




LOOKING NORTHWEST  
(FROM TOWER ACCESS)



LOOKING SOUTHEAST  
(FROM TOWER ACCESS)



\*THE SITE IS NOT WITHIN THE FLOODPLAIN, SITE IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ON MAP NUMBER 24027C0170 D.

LEGEND			
EXISTING PROPERTY LINE	———		
EXISTING PROPERTY LINE ADJACENT	- - - - -		
EXISTING FENCE	○ ○ ○ ○ ○		

ZONING INFORMATION			
DISTRICT: M-2 (MANUFACTURING: HEAVY) DISTRICT			
MIN FRONT YARD SETBACK:	REQ'D: 50'	EXISTING: 247'±	PROP.: 249'±
MIN SIDE YARD SETBACK:	N/A	6'±	7'±
MIN REAR YARD SETBACK:	N/A	12'±	43'±

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 12.28.18 Date

*Chief, Division of Land Development* 1-03-19 Date

*Director* 1-3-19 Date

**AMERICAN TOWER®**  
**ATC TOWER SERVICES, LLC**  
 3500 REGENCY PARKWAY  
 SUITE 100  
 CARY, NC 27518  
 PHONE: (919) 468-0112  
 COA: 09-48154

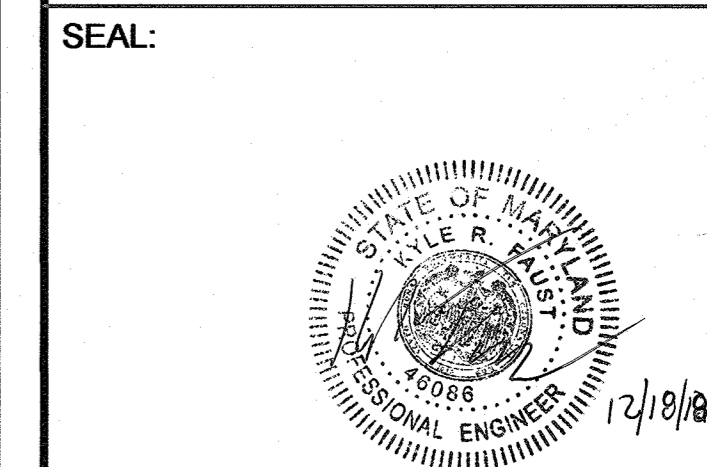
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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	JMB	10/30/18
1	APPROVAL BLOCK REVISION	JB	12/14/18

ATC SITE NUMBER:  
**6610**

ATC SITE NAME:  
**JESSUP 1**

TAX MAP: 43  
 GRID: 10  
 PARCEL: 24  
 SITE ADDRESS:  
 7194 MONTEVIDEO RD  
 JESSUP, MD 20794



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSED NO. 48086, EXPIRATION DATE: 11/16/2020



DRAWN BY:	JMB
APPROVED BY:	KRF
DATE DRAWN:	10/30/18
ATC JOB NO:	12617194

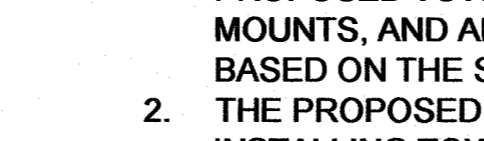
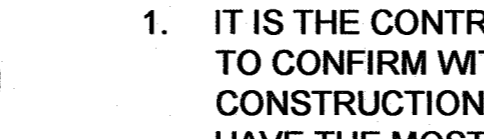
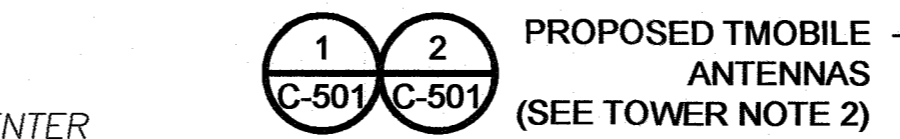
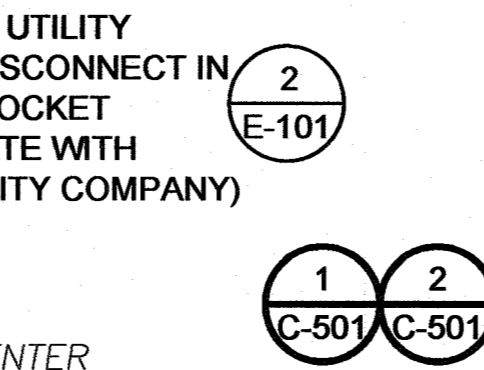
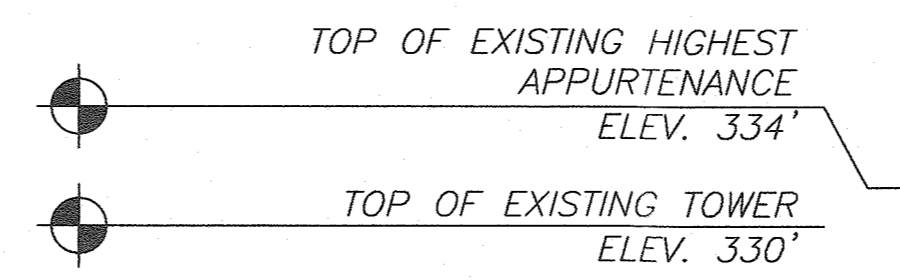
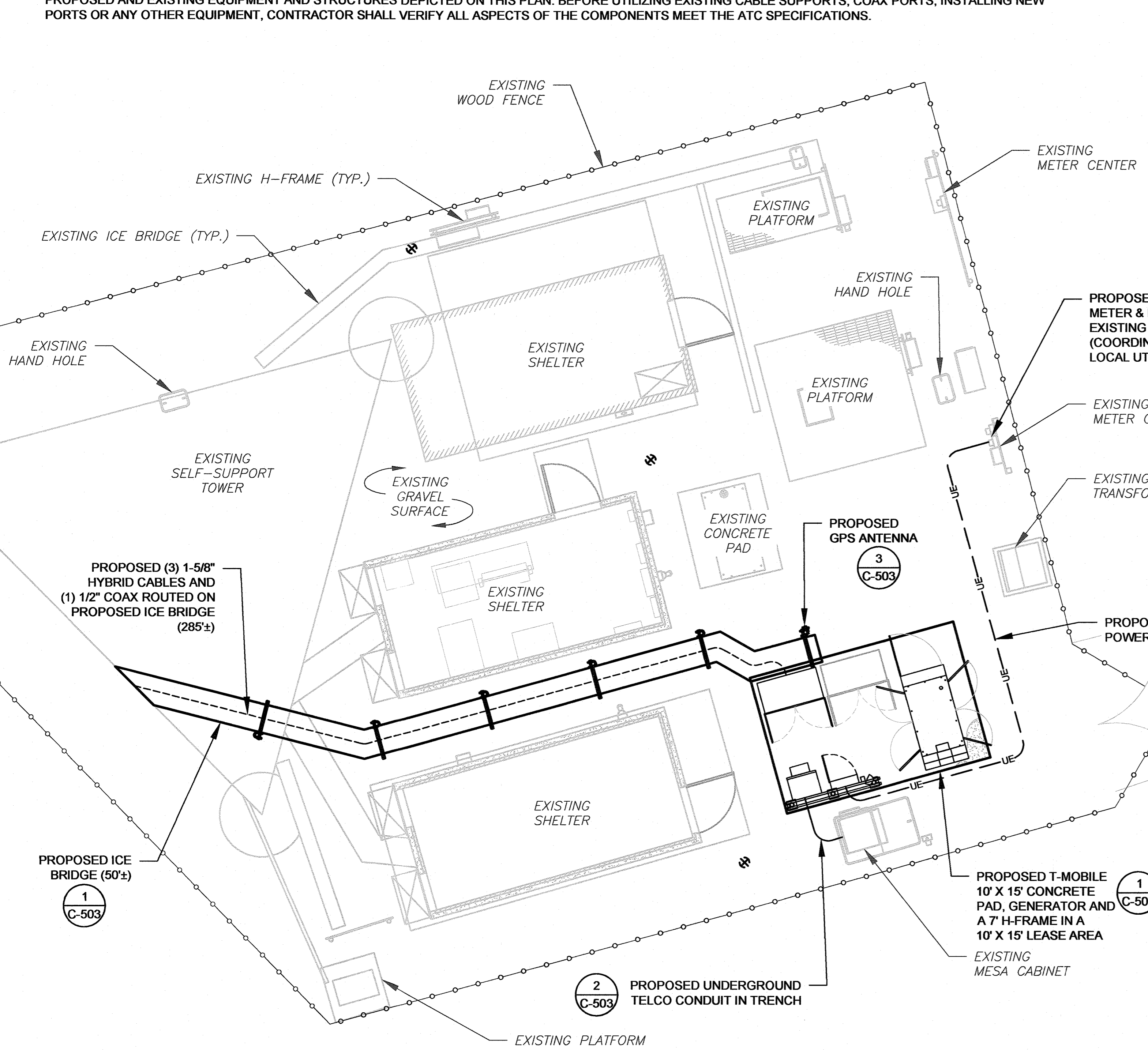
**ALTERNATIVE COMPLIANCE EXHIBIT**

SHEET NUMBER:	REVISION:
<b>V-101</b>	<b>1</b>



**SITE PLAN NOTES:**

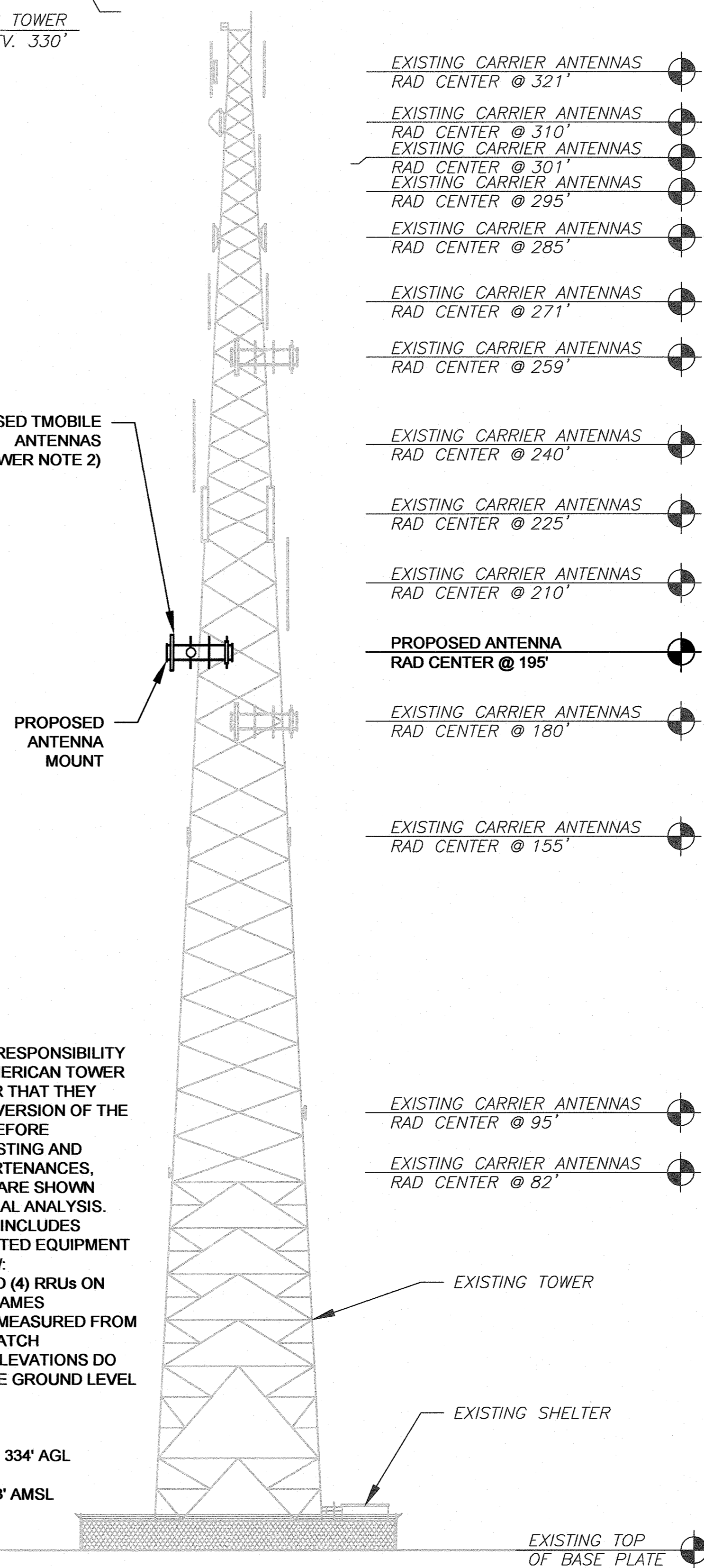
- THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
- ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DEPICTED ON THIS PLAN. BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS OR ANY OTHER EQUIPMENT, CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.



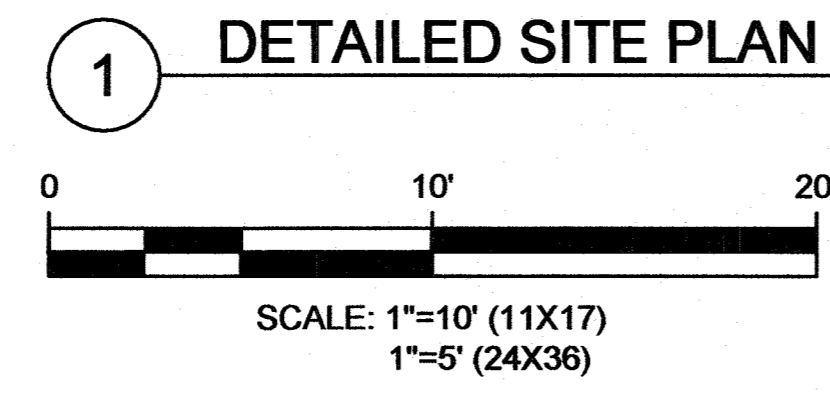
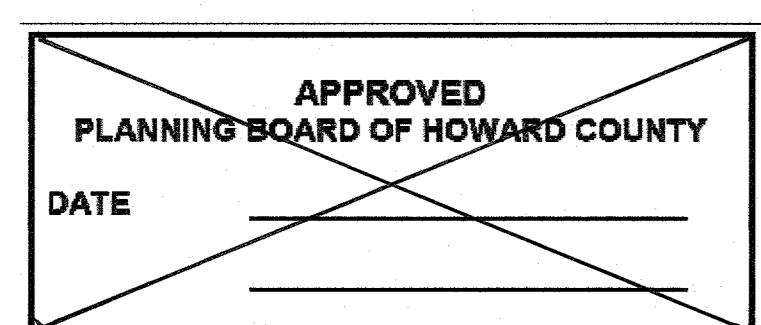
**TOWER NOTE:**

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM WITH THE AMERICAN TOWER CONSTRUCTION MANAGER THAT THEY HAVE THE MOST RECENT VERSION OF THE STRUCTURAL ANALYSIS BEFORE COMMENCING WORK. EXISTING AND PROPOSED TOWER APPURTENANCES, MOUNTS, AND ANTENNAS ARE SHOWN BASED ON THE STRUCTURAL ANALYSIS.
- THE PROPOSED PROJECT INCLUDES INSTALLING TOWER MOUNTED EQUIPMENT AS INDICATED PER BELOW:
  - INSTALL (8) PANELS AND (4) RRU'S ON PROPOSED SECTOR FRAMES
- TOWER ELEVATIONS ARE MEASURED FROM TOP OF BASE PLATE TO MATCH STRUCTURAL ANALYSIS. ELEVATIONS DO NOT REFLECT TRUE ABOVE GROUND LEVEL (A.G.L.)

**FAA ELEVATION:**  
 HIGHEST APPURTENANCE: 334' AGL  
 TOP OF TOWER: 330' AGL  
 GROUND ELEVATION: 219.3' AMSL



**2 TOWER ELEVATION**  
SCALE: NOT TO SCALE



APPROVED: DEPARTMENT OF PLANNING AND ZONING	
<i>[Signature]</i>	12.22.18
Chief, Development Engineering Division	Date
<i>[Signature]</i>	1-03-19
Chief, Division of Land Development	Date
<i>[Signature]</i>	1-3-19
Director	Date

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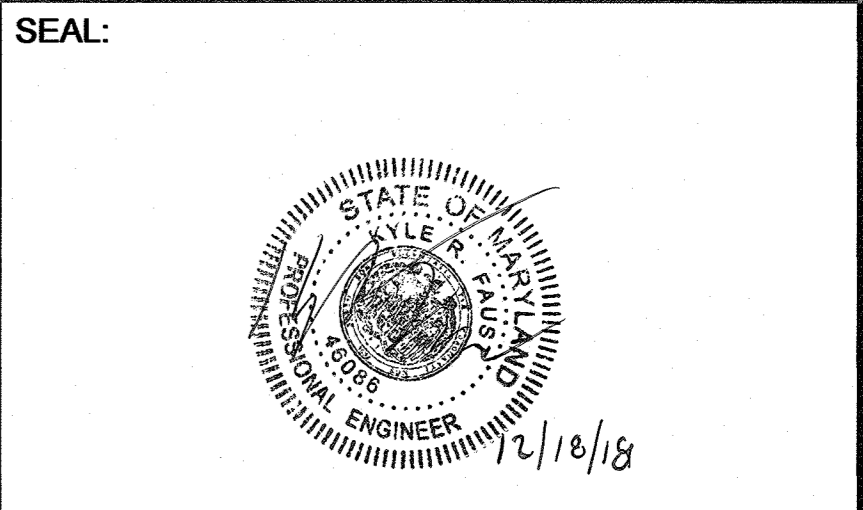
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**DETAILED SITE PLAN & TOWER ELEVATION**

SHEET NUMBER:	REVISION:
<b>C-101</b>	<b>1</b>