



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

August 15, 2018

Williams Companies
2800 Post Oak Blvd.
Houston, TX 77056

RE: WP-19-001, 190-0-5-A&B Linear Anode Project
Transcontinental Gas Pipeline

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 16.155(a)(1)(i) Site Development Plan Applicability**, which states that a site development plan, approved by the Department of Planning and Zoning is required for new or expanded nonresidential development, including commercial, industrial, institutional, and utility development, plus public buildings, schools and other public facilities, but excluding road, water, sewer or drainage improvements and development associated with a use permit approved by the Department in accordance with Section 128 of the Zoning Regulations. The Planning Director also approved your request for an alternative compliance to **Section 16.116(a)(1) & (2) Protection of Wetlands, Streams, and Steep Slopes**, which states that grading, removal of vegetative cover and trees, paving, and new structures shall not be permitted within 25 feet of a wetland in any zoning district and Grading, removal of vegetative cover and trees, paving, and new structures shall not be permitted within one hundred feet of a perennial stream bank for Use III and IV streams.

Approval is subject to the following conditions:

1. Approval from the Howard Soil Conservation District and the Department of Inspections, Licenses and Permits is required for the associated grading plan prior to the issuance of any required permits. This alternative compliance approval applies only to the limit of disturbance shown on the alternative compliance plan exhibits.
2. Compliance with all applicable County and State Regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits prior to initiating development on site.
3. In accordance with the Howard County Subdivision and Land Development Regulations, no grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the 100 year floodplain and 25% steep slopes except as permitted as essential disturbances in accordance with Sections 16.115(c)(2) and 16.116 (c)(1) of the Subdivision and Land Development Regulations which includes the upgrades to the Station's Stormwater management system and any upgrades to the existing equipment and piping systems.
4. The alternative compliance request petition shall apply only to the uses and updates described and as shown on the exhibit and not to any other activities, uses, structures, or additions to this property.
5. The applicant is required to obtain all required MDE and Army Corp of Engineers permits and approval for any disturbances within wetlands, streams, and required buffers

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - The applicant would have experienced extraordinary hardships and practical difficulties with the development of the property due to the scope of work being performed for the project. The implementation of horizontal directional drilling is proposed to minimize the impact to the pipeline and surrounding environmental areas. Processing of a full site development plan would have had a timing impact on Transco that would be detrimental to completion of the upgrade. The proposed work is to be performed only within the existing right of way area and is only for the installation of anode cable in-between two of the existing gas pipelines.

Implementation of an Alternative Proposal – Alternatively the submitted alternative compliance exhibit that shows the proposed layout and improvements could be used and retained by the County for the purposes of reviewing the design in accordance with the County's Regulations. The submitted alternative compliance plan exhibit for the proposed anode wire installation may be referenced prior to acquiring grading permits from the County to initiate work.

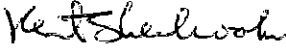
Not Detrimental to the Public Interest - Approval of this alternative compliance request would not have been detrimental to the public interest as the pipeline has previously been installed and the pipeline easement is maintained. The majority of the work proposed is utilizing horizontal directional drilling to minimize disturbance. No new development or expanded nonresidential development is proposed as it will all be contained within the already established pipeline easement and is only for the installation of anode cable in-between two of the existing gas pipelines.

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 modifications and added anode wire do not establish a new use or a change in use for the property. The pipeline and its use which were established in the 1950's will not be changed by these modifications. All of the proposed work will be within the existing, maintained right-of-way.

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) 313-4333 or email at nhaines@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/NH

cc: Research
DED
Real Estate Services
WHM Consulting