



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

December 10, 2018

John George  
7194 Montevideo Road  
Jessup, MD 20794

RE: WP-19-036 – 7194 Montevideo Road T-Mobile Tower

Dear Mr. George:

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)** of the Subdivision & Land Development Regulations, which states that a site development plan, approved by the Department of Planning & Zoning, is required for new or expanded nonresidential development, including commercial, industrial, institutional and utility development, plus public buildings, schools and other public facilities.

**Approval is subject to the following conditions:**

1. Revise the plan exhibit per the attached comments from the Division of Land Development and submit a 24" X 36" original signed and sealed mylar with standard SDP signature blocks to DPZ within 45 days for signature and retention (**on or before January 24, 2019**). Any associated permits will not be released until the mylar receives signature approval. Please schedule an appointment with Carol Stirn at 410-313-2350 to submit the original mylar plan exhibit drawing.
2. The proposed antennas and equipment shelter must comply with all local and State laws and the applicant must acquire the proper permits from the Department of Inspections, Licenses and Permits prior to commencing the work or completing the installation.

**Our decision was made based on the following:**

**Extraordinary Hardships or Practical Difficulties:**

Requiring a site development plan would create an extraordinary hardship for the applicant. The applicant would have submitted a redline showing the new antenna on the existing tower, but there is no existing site development plan showing the current improvements on the property. Requiring a new site plan would delay the approval for more than six months and cost the applicant a large sum of money in consulting fees. The applicant will comply with all required Howard County DILP permitting as well as State and local communication regulations.

**Not Detrimental to the Public Interest/ Will not nullify the intent or purpose of the regulations:**


Approval of this alternative compliance request would not be detrimental to the public interest or nullify the intent of the regulations. The new antenna will be located 195' up on the existing 334' tower and the associated base equipment will be located within the existing secured area. The facility will remain un-manned and create

little to no additional traffic. The new improvements will comply with all safety and industry standards to ensure the welfare of the surrounding properties. The alternative compliance exhibit will serve as a suitable substitute for the site development 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 alternative compliance approval will remain valid as stated in the condition of approval.

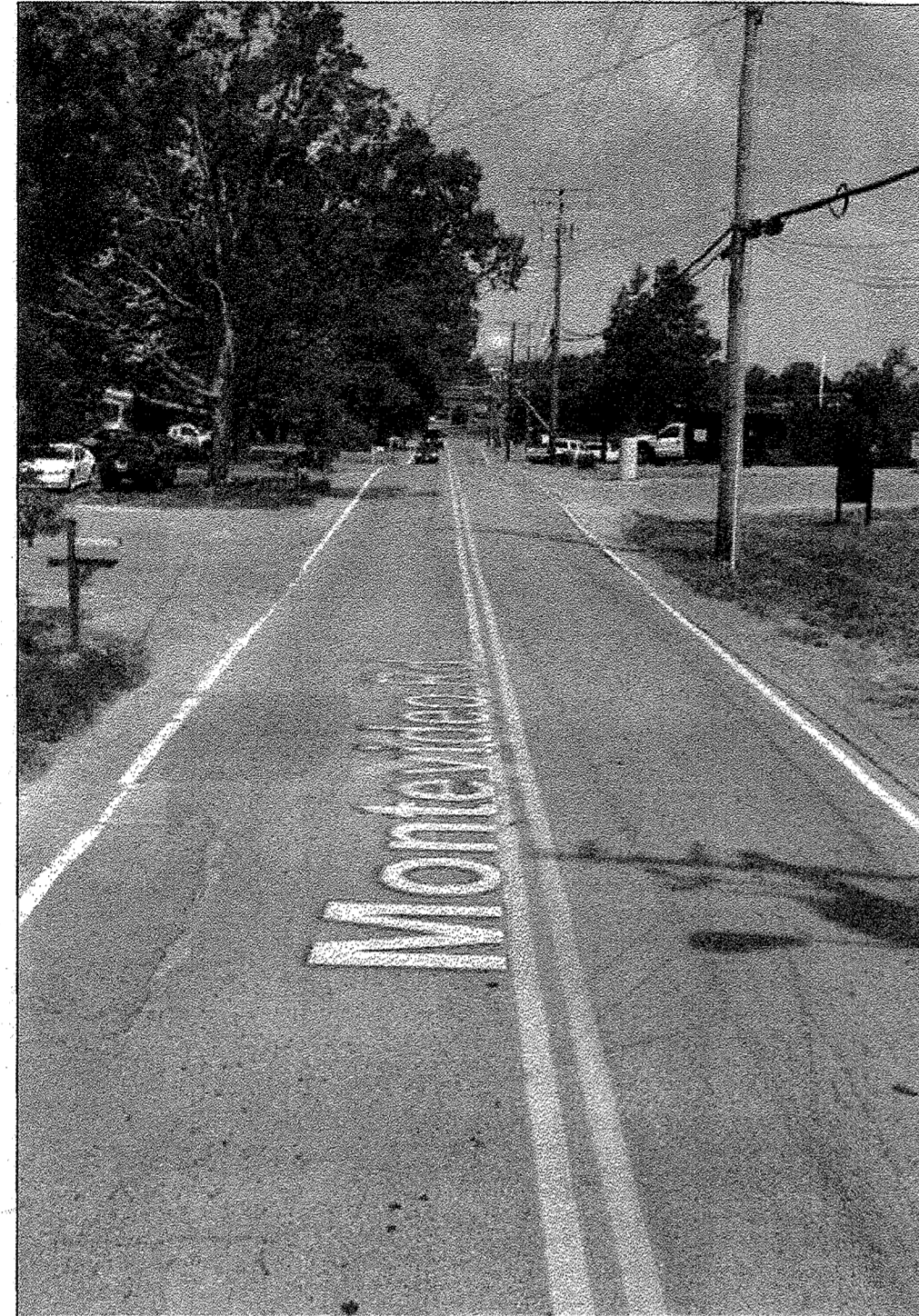
If you have any questions, please contact Justin Schleicher at (410) 313-2350 or email at [jschleicher@howardcountymd.gov](mailto:jschleicher@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development

KS/JS  
cc: Research  
DED  
Real Estate Services  
T-Mobile – 6095 Marshalee Drive, Suite 300, Elkridge, MD 21075





LOOKING NORTHWEST  
(FROM TOWER ACCESS)

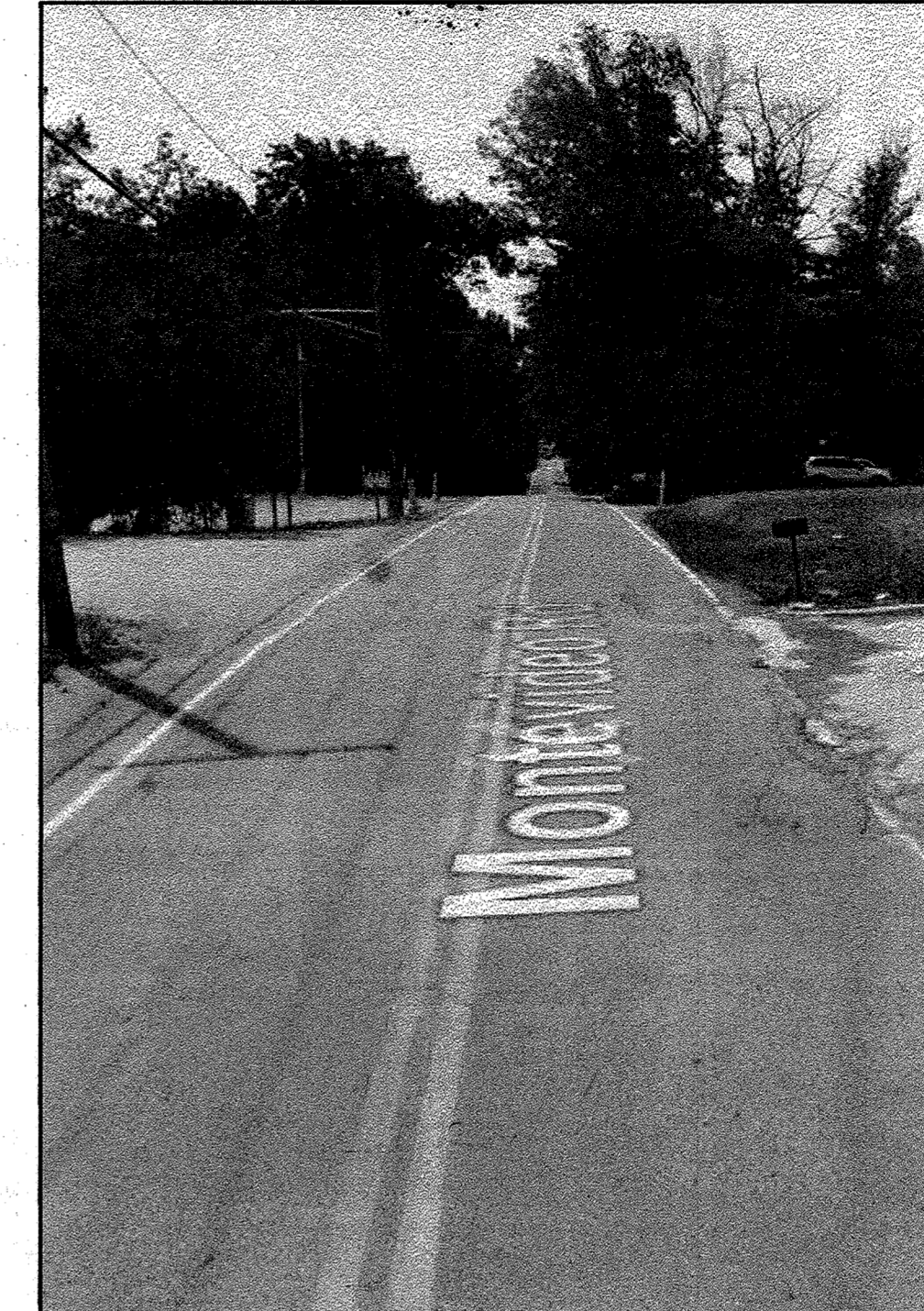


MONTEVIDEO RD  
(30 MPH SPEED LIMIT)

SIGHT DISTANCE 199'  
(-1.0 GRADE APPROACHING)

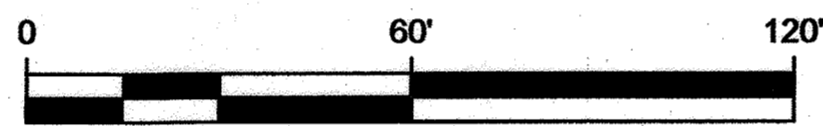
SIGHT DISTANCE 194'  
(+1.0 GRADE APPROACHING)

TOWER ACCESS

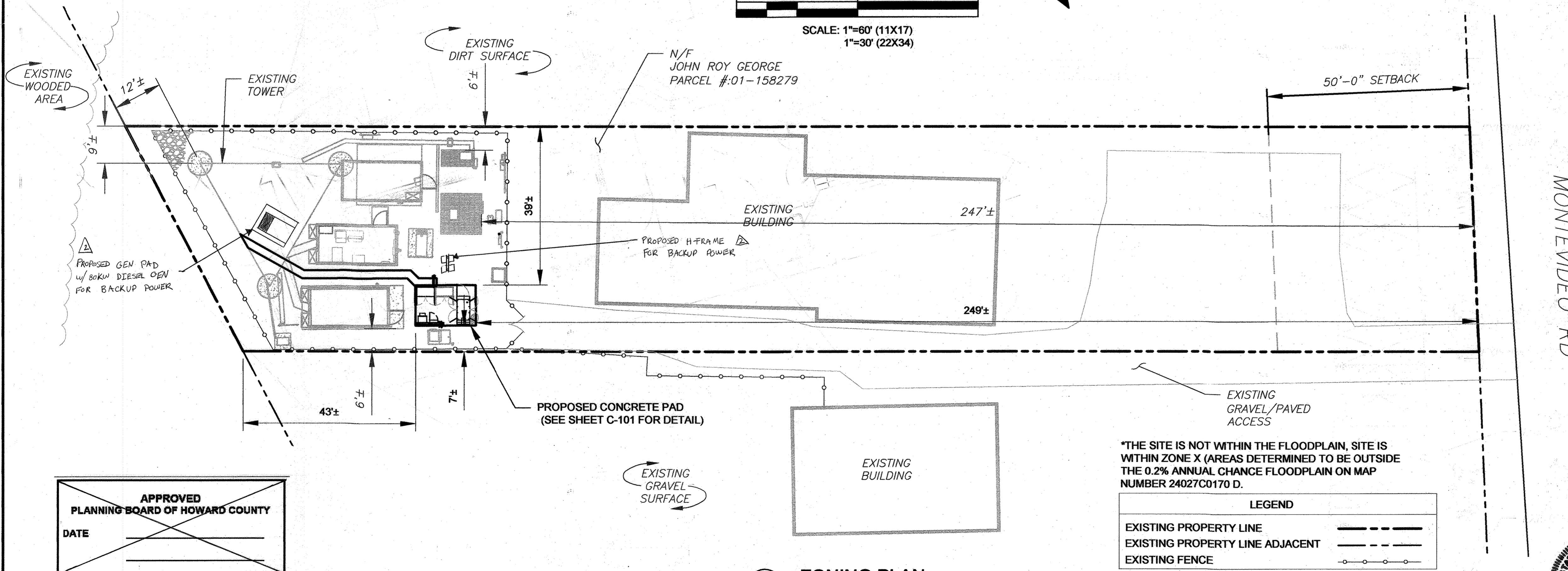


LOOKING SOUTHEAST  
(FROM TOWER ACCESS)

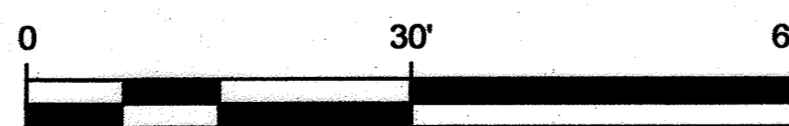
1 SIGHT DISTANCE



SCALE: 1"=60' (11X17)  
1"=30' (22X34)



2 ZONING PLAN



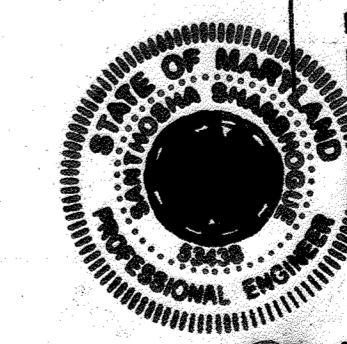
SCALE: 1"=30' (11X17)  
1"=15' (24X36)



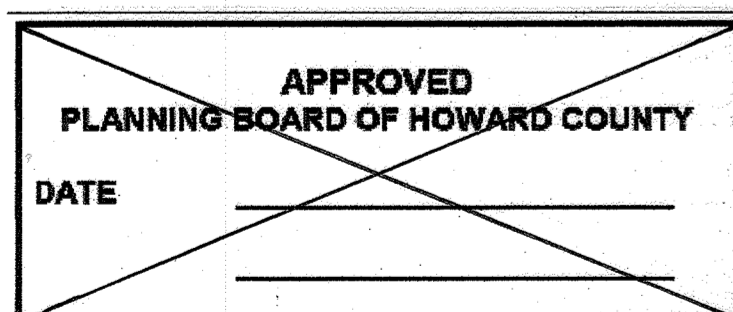
\*THE SITE IS NOT WITHIN THE FLOODPLAIN, SITE IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ON MAP NUMBER 24027C0170 D.

LEGEND	
EXISTING PROPERTY LINE	---
EXISTING PROPERTY LINE ADJACENT	- - - -
EXISTING FENCE	o-o-o-o

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'±



REV A 02/28/23



APPROVED: DEPARTMENT OF PLANNING AND ZONING	
<i>Chief, Development Engineering Division</i>	12-28-18
<i>Chief, Division of Land Development</i>	1-03-19
<i>Director</i>	1-3-19

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

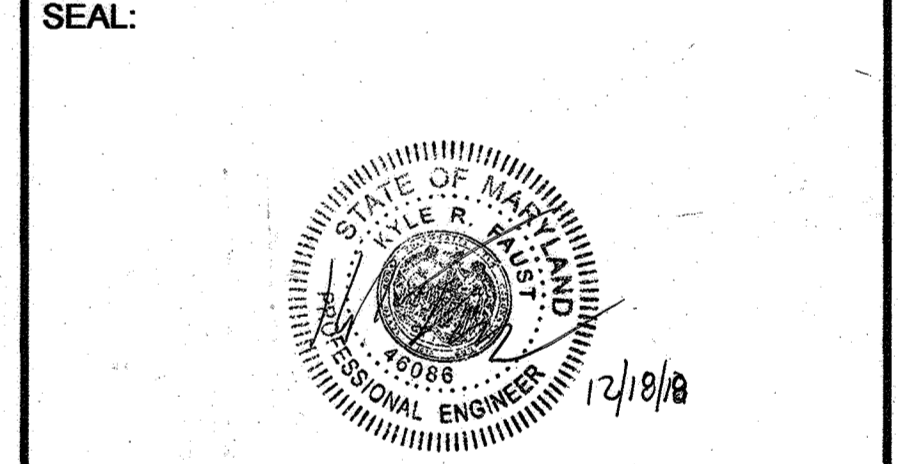
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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	JMB	10/30/18
1	APPROVAL BLOCK REVISION	JB	12/14/18
2	BUP GEN AND H-FRAME ADD	BK	02/28/23

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. 46089, EXPIRATION DATE: 11/18/2020



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>

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAW OF THE STATE OF MARYLAND, LICENSE NO. 53438, EXPIRATION DATE: 11/08/2024

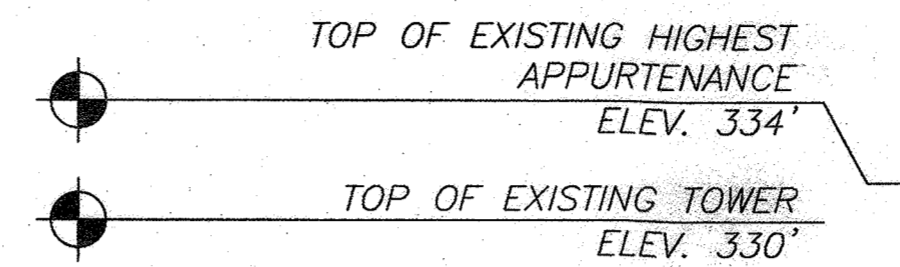
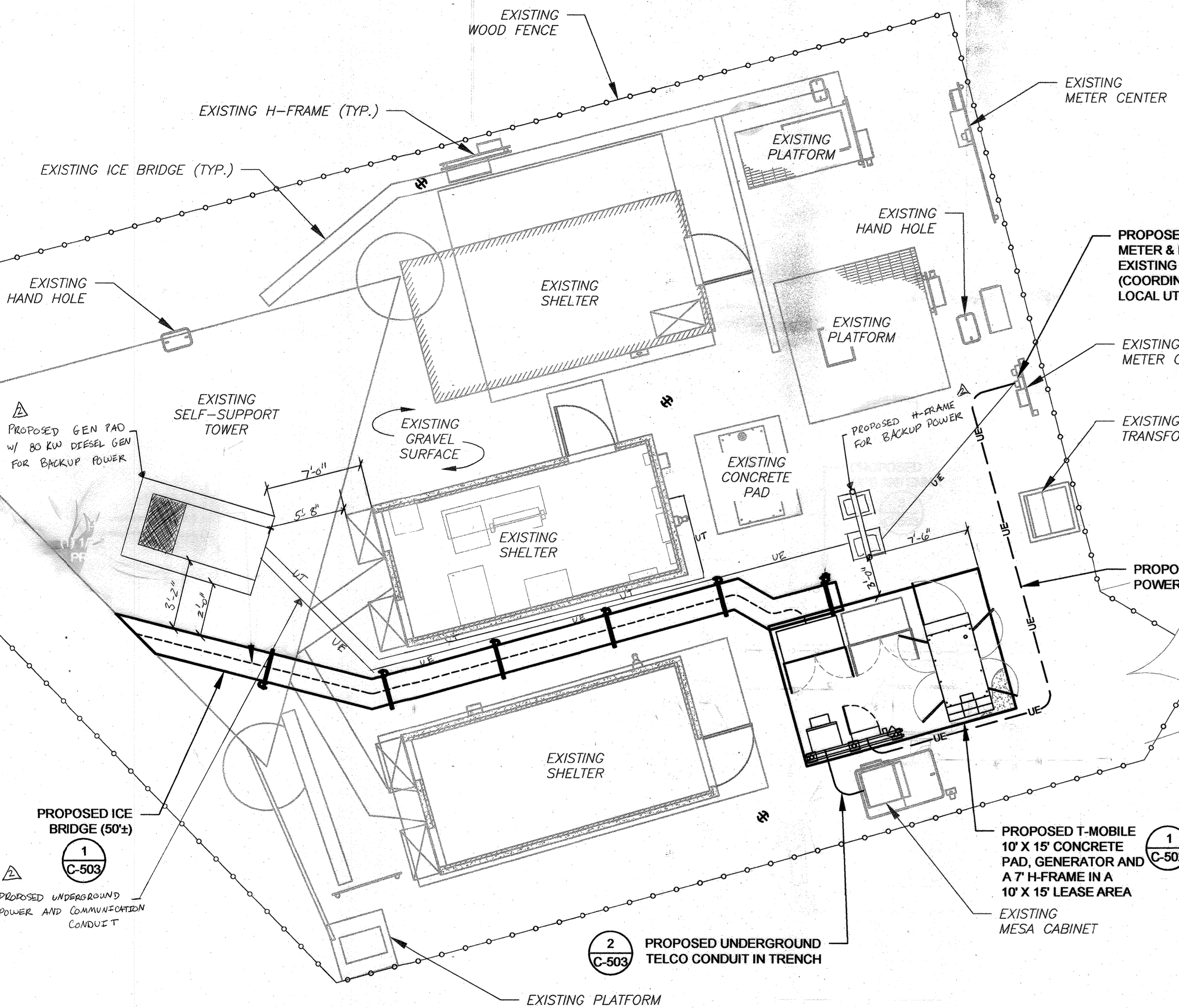
WP-19-036

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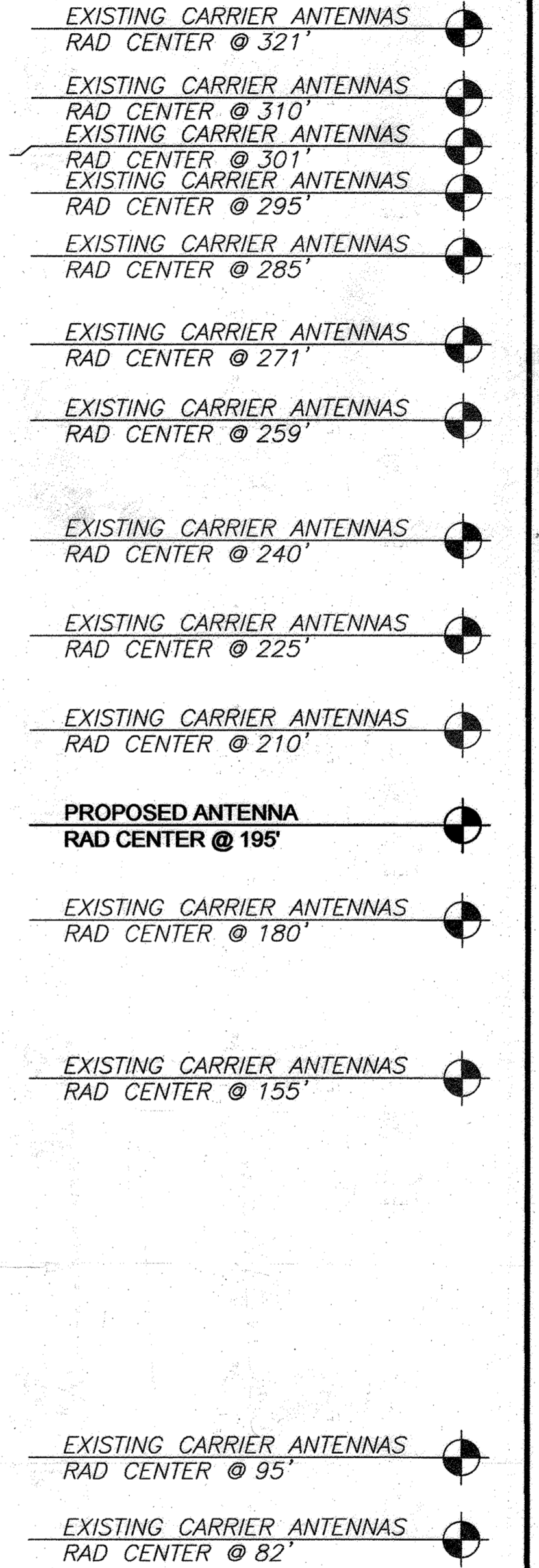


**SITE PLAN NOTES:**

1. 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.
2. 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.



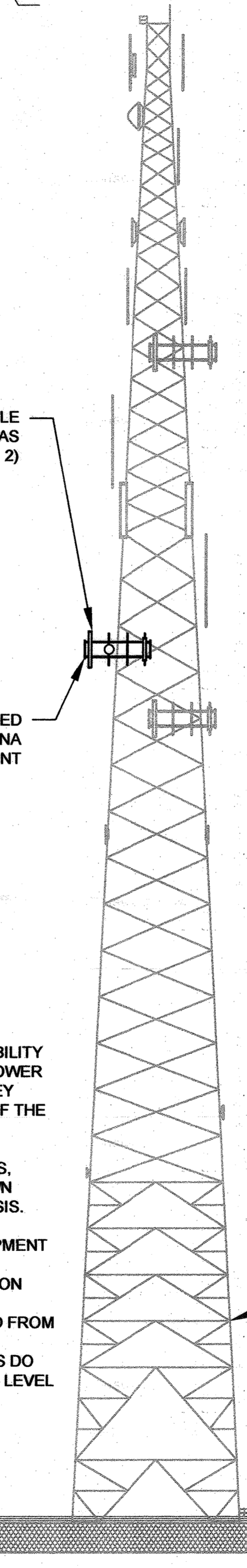
REV 02/28/23  
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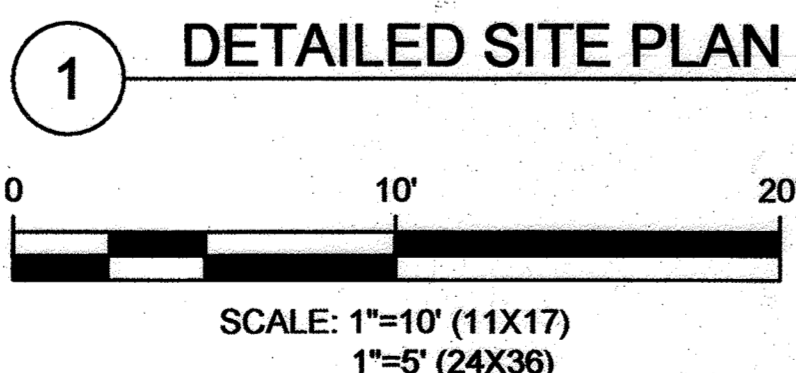
**TOWER NOTE:**

1. 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.
2. THE PROPOSED PROJECT INCLUDES INSTALLING TOWER MOUNTED EQUIPMENT AS INDICATED PER BELOW:
  - INSTALL (8) PANELS AND (4) RRU'S ON PROPOSED SECTOR FRAMES
3. TOWER ELEVATIONS ARE MEASURED FROM TOP OF BASE PLATE TO MATCH STRUCTURAL ANALYSIS. ELEVATIONS DO NOT REFLECT TRUE ABOVE GROUND LEVEL (A.G.L.)

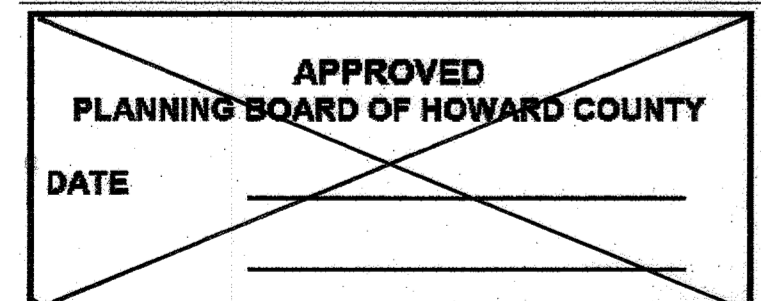
**FAA ELEVATION:**  
 HIGHEST APPURTENANCE: 334' AGL  
 TOP OF TOWER: 330' AGL  
 GROUND ELEVATION: 219.3' AMSL



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



**1 DETAILED SITE PLAN**



APPROVED: DEPARTMENT OF PLANNING AND ZONING	12-28-18
Chief, Development Engineering Division	Date
Chief, Division of Land Development	1-03-19
Director	Date
	1-3-19
	Date

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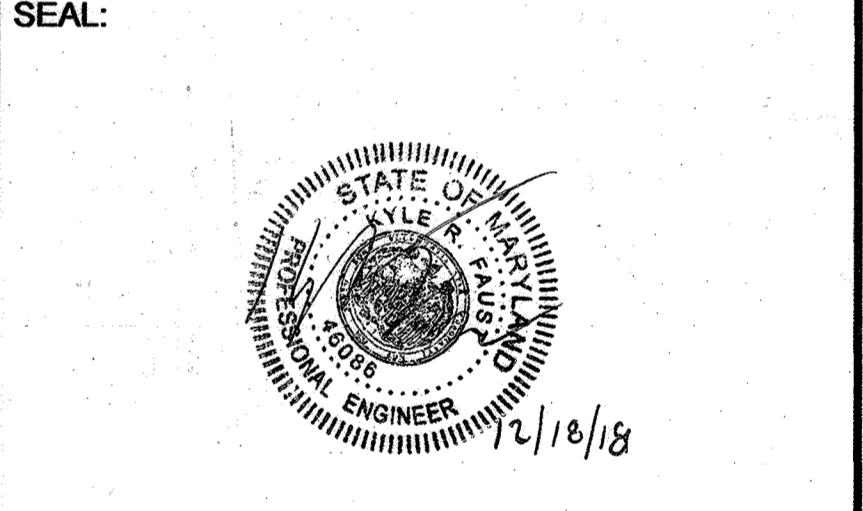
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DRAWN BY:	JMB
APPROVED BY:	KRF
DATE DRAWN:	10/30/18
ATC JOB NO:	12617194

**DETAILED SITE PLAN & TOWER ELEVATION**

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