



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

December 28, 2020

Columbia Gas Transmission, LLC  
Attn: Kimberly Myers, CHMM  
1700 MacCorkle Ave., SE  
PO Box 1273  
Charlestown WV 25314

RE: WP-21-061 Columbia Gas Pipeline/ Line MB Urgent Dig

Dear Ms. Myers:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject project was reviewed.

On December 23, 2020 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **approved** your request for alternative compliance with respect to **Section 16.155(a)(1)(i)** of the Subdivision and Land Development Regulations to the site development plan requirement to temporarily stage equipment and materials in order to dig and expose an underground natural gas pipeline (Line MB) for the purpose to evaluate dents in the pipeline and to repair the pipeline. Based on the degree of metal loss, Columbia Gas is required to classify the repair of the pipeline within 90 days per PHMSA (Pipeline and Hazardous Materials Safety Administration) safety regulations.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.155(a)(1)(i) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the one (1) item you were required to address, pursuant to Section 16.104(a)(1):

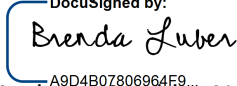
The applicant has provided adequate justification for how strict compliance with the regulations would result in unreasonable hardship or practical difficulty. Recent testing of the natural gas pipeline has determined that there are three anomalies within seven feet of each other on the subject property. These anomalies have been identified as dents to Line MB with metal loss. Based on the degree of metal loss, the Pipeline and Hazardous Materials Safety Administration (a Federal Agency) is requiring that Columbia Gas perform an "urgent" dig to repair this pipeline within 90 days. To complete this federally mandated repair, Columbia Gas must begin this repair work no later than January 13, 2021. The applicant has provided a detailed description of the work proposed to repair this pipeline within a .31 acre area which includes the dig and staging area. No new structures or improvements, impervious area, or change to existing grades are proposed. In addition, a standard sediment control plan has been filed with the County's Soil Conservation District for review that includes construction methods utilized for best management practices to reduce impact to natural resources and includes all information needed to accurately evaluate the temporary conditions of the site. Based on the urgent nature and response necessary for this repair, this Department concurs with the applicant that the requirement of a site development plan would result in an unreasonable hardship due to the time and coordination of resources necessary to prepare an SDP.

Approval of this Alternative Compliance is subject to the following conditions:

1. The land disturbance required as part of this excavation activity shall be limited to the .31 acre area that is requested in this petition for the dig and staging area.
2. The natural vegetation disturbed during excavating activities must be restored to its natural condition to the greatest extent possible once repairs to the pipeline are completed.
3. The proposed repairs must comply with all local, state and federal regulations and safety requirements, including obtaining all necessary permits.
4. Vehicles that access the site must remain within the limit of work so as to not disturb sewage disposal area at nearby 13007 Red Maple Way.
5. Include this alternative compliance petition decision as a general note on all local, state and federal permits required for this repair project. This note shall include the petition's file number, the regulatory sections, the decision date, and the conditions of approval.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all permits and regulatory applications required for this activity. This alternative compliance approval will remain valid for one year from the date of this letter.

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

Sincerely,  
DocuSigned by:  
  
A9D4B07806964F9...  
Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/dj  
cc: Research  
DED  
DLD - Julia Sauer  
Zoning – Annette Merson  
DILP – Cathy Anest  
JMT – Kristin Aiosa



<b>DPZ Office Use only:</b>
File No.
Date Filed

## ALTERNATIVE COMPLIANCE APPLICATION

**Site Description:** Recent testing of Columbia Gas underground natural gas pipeline (Line MB) discovered three anomalies within seven feet of each other on this property. Line MB is located within an existing Columbia Gas Easement under an agricultural field.

**Subdivision Name/Property Identification:** Columbia Gas Transmission, LLC

**Location of property:** 13110 Greenberry Lane, Clarksville, MD 21029

**Existing Use:** Agricultural      **Proposed Use:** Agricultural

**Tax Map:** 0028      **Grid:** 0009      **Parcel No:** 0048      **Election District:** 07

**Zoning District:** 28      **Total site area:** 0.31 AC

Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

No SDP on file. An SDP Waiver has been submitted for review and approval. The project site is located within an existing and maintained Columbia Gas Transmission natural gas pipeline easement.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
No. 16.155 (a)(1)(ii)(SDP)	1. Approval of a site development plans is required prior to issuance of Grading and Building Permits for non-residential development (which includes utility development).
No. 16.116 (a)(1) and (2) (Wetlands and Streams)	2. Grading and removal of vegetative cover is not permitted within 25 feet of any wetland. Grading and removal of vegetative cover is not permitted within 100 feet of a perennial stream bank for Use IV streams.

Section Reference No.	Brief Summary of Request

Signature of Property Owner:

[Redacted]

Date:

[Redacted]

Signature of Petitioner Preparer:

*Kristin J Aiosa*

Date:

12/3/2020

Name of Property Owner:

[Redacted]

Name of Petition Preparer:

Kristin J. Aiosa, JMT, Inc

Address:

[Redacted]

Address:

Kristin J. Aiosa, JMT, Inc

City, State, Zip:

[Redacted]

City, State, Zip:

York, PA 17402

E-Mail:

[Redacted]

E-Mail:

kaiosa@jmt.com

Phone No.:

[Redacted]

Phone No.:

(717) 741-6243

Contact Person:

[Redacted]

Contact Person:

Kristin J. Aiosa, Sr Associate



Owner's Authorization Attached

Section Reference No.	Brief Summary of Request