



## Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

[www.hchealth.org](http://www.hchealth.org)

Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)

Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

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### MEMORANDUM

TO: Jennifer Wellen  
Department of Planning and Zoning

FROM: Andrew Geisert  
Environmental Sanitarian Supervisor  
Well and Septic Program

RE: **WP-14-114**

DATE: April 21, 2014

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The Health Department has a concern regarding the proposed addition to the Verizon compound. If the proposed addition does not have a bathroom, the Health Department would approve the Waiver Petition Application.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: April 4, 2014

DPZ File No. WP-14-114

Department of Planning and Zoning

- 1 Transportation Planning
- 1 Resource Conservation (Historic/Ag Pres)
- Public Service and Zoning Administration
- 1 Research
- Address Coordinator

- 1 Comprehensive & Community Planning
- 2 Development Engineering Division
- Other
- 2 File

Agencies

- Soil Conservation District
- 1 Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 1 State Highway Administration
- 1 Health Department
- Public School System
- 1 Recreation and Parks
- WSSC (Non-Residential Only)
- MD Aviation Administration

- Tax Assessment
- Verizon
- BGE
- Cable TV
- Police
- MTA
- Finance
- 1 DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: 1960 Old Annapolis Road

ENCLOSED FOR YOUR  Signature Approval  Review & Comments  Files

THE ENCLOSED  Original  Pre-Packaged Plan Set

<u>Plans</u>	<u># of Sheets</u>	<u>Supplemental Documents</u>
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<input type="checkbox"/>	<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	<input type="checkbox"/>	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<u>Applications</u>		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input checked="" type="checkbox"/> Waiver Petition Applic/Exhibit	<u>1</u>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Application	<input type="checkbox"/>	<input type="checkbox"/> Justification Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	<input type="checkbox"/> Deeds
<input type="checkbox"/> Overall Scaled Composite	<input type="checkbox"/>	<input type="checkbox"/> Photographs
<input type="checkbox"/> Water & Sewer Plans	<input type="checkbox"/>	<input type="checkbox"/> Retaining Wall Comps/Details
<input type="checkbox"/> List of Street Names	<input type="checkbox"/>	<input type="checkbox"/> Poster/Community or HDC Meeting Information
		<input type="checkbox"/> Route 1 Details/Summary

WAS:  Received  Tentatively Approved  Recorded

Received and Revised  Approved On April 4, 2014

COMMENTS: \_\_\_\_\_ SRC/Comments Due By: 4/29/14

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS: EB

Howard County Department of Planning and Zoning  
 Division of Land Development  
**WAIVER PETITION APPLICATION**  
 [Waiver from Subdivision and Land Development Regulations]

Date Submitted/Accepted 4/4/14 DPZ File Number WP-14-114

**I. Site Description**

Subdivision Name/Property Identification: \_\_\_\_\_

Location of property: 1960 OLD ANNAPOLIS ROAD  
 (Street Address and/or Road Name)

FARM COMMUNICATIONS  
 (Existing Use) TOWER

ADDITIONAL ANTENNAS ON  
 (Proposed Use) COMMUNICATIONS TOWER & EXPANDED COMPOUND

013  
 (Tax Map No.)

0003  
 (Grid/Block No.)

0015  
 (Parcel No.)

04  
 (Election District)

RC-DEO  
 (Zoning District)

128.34 AC  
 (Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**II. Waiver Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

Section Reference No.	Summary of Regulation
1. <u>16.155(a)(i)</u>	<u>"A site development plan is required for a new or expanded nonresidential development.</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. **\*If the applicant is the owner's agent, written documentation from owner granting that authority is required at the time of the submission.**

Owner's authorization attached \*

F. Fenby Moore                      4/21/14                      \_\_\_\_\_                      \_\_\_\_\_  
 (Signature of Property Owner)                      (Date)                      (Signature of Petition Preparer) \*                      (Date)  
 (Fee Simple Owner Only)

G. LAWRENCE MOORE FAMILY LLP                      HILORIE MORRISON o/b/o VERIZON WIRELESS  
 (Name of Property Owner)                      (Name of Petition Preparer, Surveyor/Engineering/Architect or Agent/Developer)

1960 OLD ANNAPOLIS RD  
 (Address)

9305 GERMA LANE, SUITE 101  
 Address)

WOODBINE, MD 21797  
 (City, State, Zip Code)

COLUMBIA, MD 21046  
 (City, State, Zip Code)

E-Mail Fenby Moore

E-Mail hmorrison@sceng.com

4104897034                      4104895457  
 (Telephone)                      (Fax)

443-570-0014                      \_\_\_\_\_  
 (Telephone)                      (Fax)

Contact Person: Fenby Moore

Contact Person: Self

## WAIVER PETITION

**Project Name:** Verizon Wireless – Florence

**Waiver Requested:** Section 16.155(a)(1)(i) of the Howard County Subdivision Regulations (Amended Fifth Addition – Nonresidential) where a site development plan is required for a new or expanded nonresidential development

**Location:** 9329 Daly Court (off of Route 1, Savage), Laurel, MD 20723

**Site Description:** The tract area is 128+ acres located at 1960 Old Annapolis Road (known as Larriland Farms)

**Zoning:** RC-DEO

**Plan and Site History for the Waiver Request:** The site is located on a large farm. An existing communication communications tower is located on by the property. Verizon Wireless proposes installing antennas below the existing antennas and expanding the compound by 192 square feet. A wooden fence and shrubs will surround the expanded compound.

**Waiver Requested:** Verizon Wireless requests that Section 16.155.A.1. of the Subdivision Regulations be waived based on the following:

- **Extraordinary Hardship or Practical Difficulty** – A Site Development Plan (SDP) would typically be required for nonresidential projects. The proposed Verizon Wireless project would have a Limit of Disturbance (LOD) of 195 square feet and is exempt from Forest Conservation. The purpose of this project is to install antennas on an existing communications tower and disturb only the amount of land necessary to accommodate Verizon Wireless equipment. The facility will be unmanned and will generate little to no traffic. Therefore, standard requirements for a site plan for a nonresidential project would impose a severe hardship when the impact of the development is minimal. 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** – The proposed project is located within a high powered transmission line. The antennas will be located 130 feet above the ground on an existing 140' tower. Base equipment will consist of a shelter which will be unmanned. The equipment area will be surrounded by a wooden fence and shrubs will be planted around it. Therefore, the approval of this waiver will not substantially impair the appropriate use or development of the surrounding residential properties. Verizon Wireless will comply with all safety and industry standards to ensure the welfare of the surrounding neighborhood is not impacted.

- **Will Not Nullify the Intent or Purpose of the Subdivision Regulations** – Verizon Wireless intent to install antennas on the commercial communications tower, as part of their on-going plan to improve their network, will not nullify the Subdivision Regulations if a waiver is granted. Verizon Wireless has attempted to minimize impacts to adjacent properties by utilizing tower, by disturbing less than 2-- square feet and using an existing access road.

