



Howard County Department Of Planning And Zoning
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Marsha S. McLaughlin, Director

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June 23, 2011

Howard County Board of Education
10910 MD Route 108
Ellicott City, Maryland 21042
ATT: Bruce Gist

RE: WP-11-193/VOM, Sec.5/Area 5, O.S.Lot 1
Stevens Forest Elementary School

Dear Mr. Gist:

The Director of the Department of Planning and Zoning considered your request for waiver(s) from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director approved your waiver request to Section(s): 16.155(a)(1)(i) requiring the submission of a site development plan for non-residential development, subject to the following condition(s):

1. The three temporary classroom portables shall be removed upon completion of the proposed three building additions to Stevens Forest Road as shown under red-line revisions to SDP-71-28c, and the area reseeded and vegetated as applicable.
2. The applicant shall file for any building/electrical permits with the Department of Inspections, Licenses & Permits as applicable.

JUSTIFICATION FOR APPROVAL:

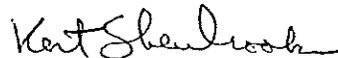
1. Extraordinary hardships or practical difficulties will result from strict compliance with the Regulations. A site development plan for the initial construction of the elementary school has been previously approved by the Planning Board and was signed on September 15, 1971. Due to overcrowded conditions, a waiver to the site development plan process, WP 03-138, was previously submitted and received approval to allow temporary classroom portables. The Board of Education has now received funding so as to construct three building additions to provide more classroom space, discontinuing the need for future classroom portables on the site. However, classroom portables will still be necessary to divert students away from on-going construction. Rather than bringing in new portables, the three previously approved existing portables will be relocated from where construction is proposed to the eastern side of the elementary school. The Board of Education has shown continuous compliance with the requirements and has received approval to move forward with the proposed additions from the Planning Board. To require the submission of a site development plan at this time for temporary structures would cause considerable delay in the construction of the new additions and adversely affect the student and teacher population.

2. The intent of the Regulations will still be served to a greater extent through implementation of an alternative proposal and approval of the waiver request(s) will not nullify the intent of the Regulations. The Board of Education is not attempting to circumvent the intent of the regulations, but has provided a plan exhibit which is a suitable alternative to the submission of a site development plan. This exhibit shows existing conditions, relocated portables (3), building profiles, emergency exits and handicapped ramps.

3. Approval of this waiver request will not be detrimental to the interests of the public. Three classroom portables are currently on site and will be relocated from the northern side of the elementary school to the back (eastern side) of the elementary school. The portables will be approximately 200' from the eastern property line and will overlook ball fields. The eastern portion of O.S.Lot 1 consists of existing trees and vegetation and perimeter homeowners have individually landscaped rear yards. The portables are in the best interest of the students and teachers by relocating classrooms to an area safely away from proposed construction. The portables will be removed once the additions are completed and the area reseeded and vegetated.

Indicate this waiver petition file number, request, section of the regulations, action taken, date and conditions of approval on all related future plats, site development plans and and/or building permits. This requested waiver will remain valid for one year from the date of this letter. Should you have any questions regarding this matter, please contact Brenda Barth at (410) 313-2350 or email: bbarth@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development



:btb

cc: Research
Fisher, Collins & Carter