



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

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December 20, 2012

Howard County Public School System
10910 Maryland Route 108
Ellicott City, MD 21042

Dear Sir or Madam:

RE: WP-13-090, Running Brook Elementary
School

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

As of the date of this letter, the Planning Director **approved** your request to waive **Section 16.155(a)(1)(i)** - which requires the submission of a site development plan prior to issuance of grading or building permits for nonresidential development including institutional development, public buildings, and other public facilities.

Approval is subject to the following conditions:

1. The applicant shall submit a detailed plot plan of the site, similar to the waiver petition plan exhibit, with the building permit application as required by the Department of Inspections, Licenses and Permits for the 3 relocatable classroom units.
2. All relocatable classroom units shall comply with the minimum bulk requirements including the building setbacks for the NT zoning district.
3. The petitioner shall comply with all applicable County or State regulations and obtain all necessary permits.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

The practical difficulties and unnecessary hardships involved with this waiver petition is that the scope of site work proposed is minor and that requiring the Board of Education to process a standard site development plan would take considerable time in the preparation, processing and review. The total limit of disturbance is an insignificant amount and there will be no water and sewer connections to the units. Storm water management is not generally required for temporary relocatable classroom units.

Alternative Proposal

The processing of this waiver petition should be viewed as a reasonable alternative to processing the site development plan because the waiver petition exhibit complies with the Regulations and provides all necessary site information. The proposed installation of the temporary relocatable classroom units conform to all requirements, have no impact to environmental features and involve only minimal site disturbance to each school site.

Not Detrimental to the Public Interest

Approval of this waiver request will not be detrimental to the public interest because the relocatable classroom units are considered a permitted use in the New Town zoning districts and the placement of the classroom units are only temporary uses. Approving the waiver request will be in the public's best interest because it will provide a safe environment for educational purposes during the interim period.

Not Nullify the Intent or Purpose of the Regulations

The waiver, if approved will not nullify the intent and purpose of the Howard County Subdivision and Land Development Regulations as the waiver plan exhibits provide all necessary site development plan information for review and compliance of the Regulations. Therefore, approval of this waiver request will not nullify the intent or purpose of the Regulations, which is to ensure that all development proposals follow uniform procedures and standards for processing to obtain the necessary County review and approvals.

Indicate this waiver 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 requested waiver will remain valid for one year from the date of this letter, or for the duration of the building permit approval.

If you have any questions, please contact Brenda Luber at (410) 313-2350 or email at BLuber@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/BL

cc: Research
DED
Real Estate Services
FCC