



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

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

April 11, 2013

Howard County Public School System
10910 MD Route 108
Ellicott City, MD 21042
Attn: Bruce Gist

RE: WP-13-150 Northern Elementary School

Dear Mr. Gist:

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)**, which requires a site development plan for new or expanded non-residential development to place three temporary relocatable classrooms at Northern Elementary School.

Approval is subject to the following conditions:

1. All relocatable units shall comply with the minimum bulk requirements including the building setbacks for the zoning district in which the relocatable units will be installed.
2. The area occupied by the unit shall be re-vegetated once it is removed.
3. Compliance with all applicable County and State regulations and permits.
4. Address comments from the Department of Fire and Rescue Services (attached).

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty:

The applicant would incur practical difficulty and unnecessary hardship if the waiver request was not approved. Requiring a site development plan for the school site for temporary structures would require an undue amount of time for preparation, processing and review. The school is currently undergoing interior renovation work and experiencing capacity issues, and the relocatable units will help address these issues.

Not Detrimental to the Public Interest:

The intent of the Regulations will be served to a greater extent by approving this waiver request. The placement of the relocatable units will be in such a way as to meet all required setbacks for the zoning district in which they are located. Since the units are temporary, landscaping will not be required. Per the waiver justification submitted by the applicant, "no excavation is required except for the foundation piers". Due to the units' temporary nature, red-line revisions to corresponding Site Development Plans are inappropriate.

Will Not Nullify the Intent or Purpose of the Regulations:

Approval of this waiver request will not nullify the intent of the Regulations. The waiver petition exhibits represent a suitable substitute for a site development plan, showing all existing and proposed improvements.

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 or as long as a building permit remains in active processing.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/eb/H:/waivers/WP13150NorthernElementarySchoolLetter

cc: Research
DED
Real Estate Services
SDP-89-146
FCC