

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

June 9, 2021

Mr. Chad Porter Howard County Public School System 9020 Mendenhall Court, Suite C Columbia, MD 21045

RE: WP-21-130 HCPSS Portable Classrooms

Dear Mr. Porter:

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.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 15.155(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):

1. Unreasonable hardship or practical difficulties may result from strict compliance with the regulations.

The request for the portable classrooms on the individual school sites is needed in order to provide adequate classroom space during the period of overcrowding of students at each of the schools. The portable classrooms are temporary structures on the site and not intended to be long term components of the site plans. All units must be placed in prior to the start of the new school year. The standard process timeline will not provide for the portable classrooms to be operational for the upcoming school year. Requiring a site development plan for the minor improvements would unreasonably delay the operation and completion of the projects. The additional time and resources associated with site development plan review would create an unreasonable hardship and would not benefit the plan design. Approval of the alternative compliance promotes efficiency of the plan review process as the alternative compliance drawings include all relevant information needed for this project's minor improvements. The proposed plans included in the Alternative Compliance are intended to substitute the required SDP plans and will be used for permitting of the structures.

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

- 1. Once the portable classroom units are removed, the site shall be stabilized as necessary with seed, sod, or another ground cover. This includes any school site which is sending a portable unit to another school.
- 2. Howard County Public School System (HCPSS) shall comply with all applicable County and State regulations and obtain all necessary permits.
- 3. All portable classroom units shall comply with the minimum bulk requirements, including the building setbacks, for the Zoning Districts in which the new portable units will be installed.

- 4. The applicant shall submit a detailed plot plan for the site, similar to the Alternative Compliance plan exhibit, with the building permit application as request by the Department of Inspections, Licenses & Permits, for all portable classroom units.
- 5. This Alternative Compliance request in <u>ONLY</u> for the four school sites (Northfield Elementary School, Middle School #20, Western Middle School and Reservoir High School) as submitted under this Alternative Compliance.

Indicate this alternative compliance 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 alternative compliance approval will remain valid for one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Justin Schleicher at (410) 313-2350 or email at jschleicher@howardcountymd.gov.

Sincerely,

Anthony Cataldo, AICP, Chief Division of Land Development

AC/JS

cc: Research
DED
DLD - Julia Sauer
Real Estate Services

FCC



(410) 313-2350

DPZ Office Use only:

File No. UP-Z1-130

Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Portable Classrooms for one Elementary Schools, two Middle School, and one High School (4 total)					
Subdivision Name/Property Identification: see attached letter with information					
Location of property: multiple locations, see attached letter with information					
Existing Use: schools		Proposed Use:	schools		
Tax Map: multiple	Grid: multiple	Parcel No: multiple	Election District: multiple see attached		
Zoning District: R-20 &	New Town	Total site area:	see attached letter with information		

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:

SDP 86-07 Northfield Elementary School; SDP12-075 Thomas Viaduct Middle School (Middle School #20); SDP 92-80 Mount View Middle School (Western Middle School); SDP 00-86 Reservoir High School

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.

Section Reference No.	Brief Summary of Request		
16.155(a)(1)(i)	Allow "Portables Layout Plans" to be used to file a building permit for these temporary structures rather than processing a redline to each school's Site Development Plan		

Signature of Property Owner:	Date: 05.05.2021
Signature of Petitioner Preparer:	Date:
Name of Property Owner: Howard Co Public Schools	Name of Petition Preparer: Fisher, Collins & Carter, Inc.
Address: 9020 Mendenhall Court, Suite C	Address: 10272 Baltimore National Pike
City, State, Zip: Columbia, Maryland 21045	City, State, Zip: Ellicott City, Maryland 21042
E-Mail: Chad_Porter@hcpss.org	E-Mail: PaulC@fcc-eng.com
Phone No.: 410-313-8203	Phone No.: 410-461-2855
Contact Person: Chad Porter	Contact Person: Paul G. Cavanaugh
Owner's Authorization Attached	