



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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Marsha S. McLaughlin, Director

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May 12, 2015

Howard County Public Schools
Attn: Scott Washington
8045 Harriet Tubman Lane
Columbia, MD 21044

RE: WP-15-121, Swansfield Elementary School
Portable Classroom Units

Dear Mr. Washington:

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)** of the Howard County Subdivision and Land Development Regulations, which requires a site development plan for new or expanded nonresidential development, including institutional development, public buildings, schools and other public facilities to allow placement of 3 portable classroom units.

Approval is subject to the following conditions:

1. This approval is for portable classroom units #1 through #3. The larger portable classroom #4 will require approval of a plan revision to SDP-88-080 because it will have public water and sewer connections.
2. 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 & Permits for all relocatable classroom units.
3. All relocatable classroom units shall comply with the minimum bulk requirements including the building setbacks for the NT zoning district in which the new relocatable units will be installed.
4. Once the relocatable units are removed, the site shall be stabilized as necessary with seed, sod or other suitable ground cover. This includes any school site which is sending a relocatable unit to another school site.
5. Grading, removal of vegetative cover and trees, paving and new structures are not permitted within the 100-year floodplain area, forest conservation easements, wetlands, streams, or their required buffers in accordance with Sections 16.115, 16.116 and 16.1200 of the Howard County Code for the placement of the relocatable units.
6. The petitioner shall comply with all applicable County and State regulations and obtain all necessary permits

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - The applicant would experience extraordinary hardships and practical difficulties with the development of the property due to the construction to take place during the schools occupation. There are two additions proposed on the west side of the school and one addition proposed on the east side of the school, along with interior renovation work as part of plan revisions to SDP-99-080. The interior renovation work will require the students to be relocated to the proposed 4 portable classrooms. The only excavation required is for the foundation piers that the portable classrooms sit on. The portable classrooms are not permanent structures.

Implementation of an Alternative Proposal – The portable classroom #4 is being redlined on the approved Site Development Plan. The large portable classroom will require utility service. Showing the proposed portable classroom locations and the necessary utilities for classroom #4. The intent of the subdivision regulations are being complied with.

Not Detrimental to the Public Interest - Approval of this waiver request will not be detrimental to the public interest because the portable classrooms will be used to accommodate the students during the school interior renovation work. Approval of the waiver will be to the benefit to the students therefore the waiver will not be detrimental to the public interests.

Will Not Nullify the Intent or Purpose of the Regulations - Approval of the waiver request shall not nullify the intent of the regulations. The proposed placement of portable unit #4 will be shown on the Site Development Plan Redline to be submitted. The plans provided for portable units #1 through #3 are concurrent with the regulations, so the intent of the regulations will not be nullified.

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 permits.

If you have any questions, please contact Nicholas Haines at (410) 313-2350 or email at nhaines@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/NH

cc: Research
DED
Real Estate Services
FCC – Chuck Crovo