



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

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May 14, 2015

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

RE: WP-15-133 Board of Education
Portable Classrooms

Dear Mr. Maciulla:

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)** of the Howard County Subdivision and Land Development Regulations, which requires a site development plan for new or expanded nonresidential development, including commercial, industrial, institutional & utility development, public buildings, schools, and other public facilities.

Approval 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 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 are installed.
4. The applicant shall submit a detailed plot plan for the site, similar to the waiver plan exhibit, with the building permit application as required by the Department of Inspections, Licenses & Permits for all portable classrooms units.

Our decision was made based on the following:

1. **Extraordinary Hardship or Practical Difficulty:**
 - ❖ HCPSS will experience extraordinary hardships and practical difficulties since this involves only a minor addition to the site, and going through the lengthy plan review process would be costly, and lead to delay of the construction/renovation for the schools listed above. All units must be in place before the start of the new school year.
2. **Not Detrimental to the Public Interest**
 - ❖ Approval of this 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 construction/renovation work. Since the units are temporary, landscaping will not be required. No water and sewer connections will be provided and the structures are not permanent. Due to the units' temporary nature, red-line revisions to any corresponding Site Development Plans are not required nor appropriate. Approval of the waiver will be to the benefit of the students therefore the waiver will not be detrimental to the public interest.

3. Will Not Nullify or Purpose of the Regulation

- ❖ Approval of the waiver request shall not nullify the intent of the regulations. The proposed changes are shown on the plan exhibits submitted with the waiver petition. These exhibits represent a substitute for a Site Development Plan, showing all existing and proposed improvements. The LOD will be minor in nature and will not require storm water management or water /sewer improvements, will not cause the removal of existing vegetation or create the need for roadway or parking 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 from the date of this letter or as long the building permit is active.

If you have any questions, please contact Rashidi Jackson at (410) 313-2350 or email at Rjackson@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/RJ

cc: Research
DED
Real Estate Services
Board of Education
Attn: Greg Maciulla & Scott Washington