



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

■ Ellicott City, Maryland 21043

■ 410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

May 24, 2017

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

RE: WP-17-0121, HCPSS Portable Classrooms

Dear Mr. Washington:

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations. As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of **Section 16.155(a)(1)(i)**, which requires a site development plan for a 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 (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 only for the four school sites (Centennial High School, Ellicott Mills Middle School, Fulton Elementary School, and Manor Woods Elementary School) as submitted under this Alternative Compliance.
6. Subject to compliance with the attached comments from the Howard County Department of Fire and Rescue Services, dated May 16, 2017.

**Our decision was made based on the following:**

**Extraordinary Hardships or Practical Difficulties:** 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 adequate classrooms during a period of overcrowding of students. All units must be placed before the start of the new school year.

**Not Detrimental to the Public Interest:** Approval of the Alternative Compliance request will not be detrimental to the public interest because the portable classrooms will be used to accommodate the students during the school year. Since the units are temporary, landscaping will not be required. No water and sewer connection 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 Alternative Compliance request will be to the benefit of the students, therefor the request will not be detrimental to the public interest.

**Will Not Nullify the Intent or Purpose of the Regulations:** Approval of the Alternative Compliance request will not nullify the intent of the regulations. The proposed changes are shown on the plan exhibits submitted with the Alternative Compliance request. These exhibits represent a substitute for a Site Development Plan, showing all existing and proposed improvements. The Limit of Disturbance will be minor in nature; not requiring stormwater management or water/sewer improvements, not causing the removal of existing vegetation, or creating the need for roadway or parking requirements.

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 or permits are being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Kathryn Bolton at (410) 313-2350 or email at [kbolton@howardcountymd.gov](mailto:kbolton@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/ktb

cc: Research  
DED  
Real Estate Services  
Fisher, Collins & Carter, Inc.