



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

June 26, 2020

Howard County Public School System
Attn: Mr. Dan Lubeley
9020 Mendenhall Court, Suite C
Columbia, MD 21045

RE: WP-20-112 Portable Classrooms

Dear Mr. Lubeley:

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 states that a site development plan, approved by the Department of Planning & Zoning, is required for new or expanded nonresidential development, including commercial, industrial, institutional and utility development, plus 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 is **ONLY** for the nine school sites (Northern Middle School, Hammond Elementary School, Phelps Luck Elementary School, Dasher Green Elementary School, Clarksville Elementary School, Middle School #20, Guilford Elementary School, Bryant Woods Elementary School and Hammond High School) as submitted under this Alternative Compliance.

Our decision was made based on the following:

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. HCPSS will experience unreasonable hardships and practical difficulties if required to redline the existing SDPs due to the effort needed in creating the plans and the length of time needed for the review process prior to permitting. 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. 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. These plans will show all necessary and relevant information and, therefore, requiring a site development plan for each portable classroom would require an unnecessary amount of effort and resources by County staff.

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,

DocuSigned by:
Anthony Cataldo
1EB75478A22849A...

Anthony Cataldo, Chief
Division of Land Development

AC/JS

cc: Research
DED
DLD - Julia Sauer
FCC- Stephanie Tuite



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Portable Classrooms for 6 elementary schools & 2 middle schools (8 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-90-200 Burleigh Manor MS; SDP-87-141 Hammond ES; SDP-88-147 Phelps Luck ES; SDP-75-58 Cradlerock ES; SDP-01-141 Clarksville ES; SDP-12-075 Thomas Viaduct MS; SDP-86-092 Guilford ES; SDP-86-235 Bryant Woods ES

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

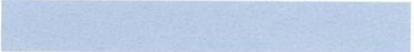
Signature of Property Owner:



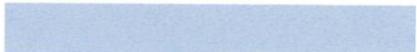
Date:

05.21.2020

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: Daniel_Lubeley@hcpss.org

E-Mail: stephanie@fcc-eng.com

Phone No.: 410-313-8203

Phone No.: 410-461-2855 / 410-491-5962

Contact Person: Daniel Lubeley

Contact Person: Stephanie Tuite

Owner's Authorization Attached