



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.

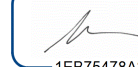
4. The applicant shall submit a detailed plot plan for the site, similar to the Alternative Compliance plan exhibit, with the building permit application as request by the Department of Inspections, Licenses & Permits, for all portable classroom units.
5. This Alternative Compliance request in ONLY for 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,

DocuSigned by:



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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/JS

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
FCC

Signature of Property Owner: *CL Porter* 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