



# 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

February 28, 2023

Howard County Public School System  
Attn: Mr. Chad Porter  
10910 Clarksville Pike  
Ellicott City, MD 21042

RE: WP-23-065 Special Education Center – Portable Classroom

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.

On February 27, 2023 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **approved** your request for alternative compliance with respect to **Section 16.155(a)(1)(i)** of the Subdivision and Land Development Regulations to relocate a 12-unit portable classroom from Hammond High School to the Old Cedar Lane Special Education Center.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.155(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 [four (4) items OR one (1) item] you were required to address, pursuant to Section 16.104(a)(1):

**Unreasonable hardship or practical difficulties may result from strict compliance with the regulations.**

The request is for the relocation of the temporary 12-unit portable classroom at Hammond High School, which must be moved to complete construction on site and accommodate student capacity demands of the Special Education Center. The portable classroom is a temporary structure on the Special Education Center site and not intended to remain permanently. Temporary structures such as portables are typically permitted through an alternative compliance exhibit, as it contains all of the necessary information to ensure regulatory compliance. Further, requiring a site development plan for the relocation would unreasonably delay the operation and completion of the addition to Hammond High School and the temporary portable classroom would not be operational for the upcoming school year. Approval of the alternative compliance promotes efficiency of the plan review process as the alternative compliance drawings include all relevant information needed for review of the temporary improvement. The proposed plan 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 temporary portable classroom unit is removed and construction is complete, the site shall be stabilized as necessary with seed, sod, or another ground cover.

2. Howard County Public School System (HCPSS) shall comply with all applicable County and State regulations and obtain all necessary permits.
3. The temporary portable classroom unit shall comply with the building setbacks for the zoning district in which the new temporary portable unit 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 requested by the Department of Inspections, Licenses & Permits, for the temporary portable classroom unit.
5. This Alternative Compliance request is ONLY for the relocation of the temporary 12-unit portable classroom from Hammond High School to the Special Education Center 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](mailto:jschleicher@howardcountymd.gov).

Sincerely,

DocuSigned by:  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/JS

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
FCC – Mr. Paul Cavanaugh



**Howard County Maryland**  
**Department of Planning and Zoning**  
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

**DPZ Office Use only:**  
 File No. *WP-23-065*  
 Date Filed

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** Old Cedar Lane Special Education Center - Village of Harpers Choice  
**Subdivision Name/Property Identification:** Old Cedar Lane Special Education Center - Village of Harpers Choice  
**Location of property:** 5451 Beaverkill Road, Columbia, MD 21044  
**Existing Use:** Education **Proposed Use:** Education  
**Tax Map:** 29 **Grid:** 18 **Parcel No:** 331 **Election District:** 15  
**Zoning District:** NT - New Town **Total site area:** 30.6700 Acres

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:

[Empty text box for listing previously submitted or currently active plans]

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. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
Section 16.155(a)(1)(i)	Sec. 16.155. - Applicability. (a)A site development plan, approved by the Department of Planning and Zoning, is required for: (1)Nonresidential:(i)New or expanded nonresidential development, including commercial, industrial, institutional and utility development, plus public buildings, schools and other public facilities, but excluding road, water, sewer or drainage improvements and development associated with a use permit approved by the Department in accordance with section 128 of the zoning regulations.
[Empty]	[Empty]

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Chad Porter* Date: 1/3/2023

Signature of Petitioner Preparer: *Paul G. Cavanaugh* Date: 1/4/2023

Name of Property Owner: HCPSS Name of Petition Preparer: Fisher, Collins & Carter, Inc.

Address: 10910 CLARKSVILLE PIKE Address: 10272 Baltimore National Pike

City, State, Zip: ELLICOTT CITY, MD 21042 City, State, Zip: Ellicott City, MD 21042

E-Mail: chad\_porter@hcpss.org E-Mail: pdox@fcc-eng.com

Phone No.: Phone No.: 410-461-2855

Contact Person: Chad Porter Contact Person: Paul G. Cavanaugh, P.E.

Owner's Authorization Attached