



June 22, 2023

Daniel Lubeley  
Howard County Public School System  
9020 Mendenhall Court, Suite C  
Columbia, MD 21045

RE: WP-23-103 Portable Classrooms

Dear Mr. Lubeley:

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 June 21, 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 add temporary portable classroom units to five school sites around the County.

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):

**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 program space to meet student capacity demands 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 in place prior to the start of the new school year. Requiring a site development plan for the minor improvements would unreasonably delay the operation and completion of the projects and the portable classrooms would not be operational for the upcoming school year. The additional time and resources associated with site development plan review 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 review of 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:

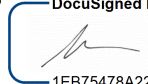
1. Once the portable classroom units are removed, the site shall be stabilized as necessary with seed, sod, or another ground cover. This includes any school site which is sending a portable unit to another school.

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 requested by the Department of Inspections, Licenses & Permits, for all portable classroom units.
5. This Alternative Compliance request is ONLY for the five school sites (Cradlerock Elementary School, Hanover Hills Elementary School, Patuxent Valley Middle School, Phelps Luck Elementary School and Triadelphia Ridge Elementary School) as submitted under this Alternative Compliance.
6. If the portable classrooms are sprinklered, ensure that the Department of Fire and Rescue Services connection is within 100 feet of a hydrant, and that both have clear access for fire department apparatus.

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:  


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Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/JS

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
FCC



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

(410) 313-2350

DPZ Office Use only:

File No.

Date Filed

## ALTERNATIVE COMPLIANCE APPLICATION

**Site Description:** Schools - Multiple

**Subdivision Name/Property Identification:** Schools - Multiple

**Location of property:** Schools - Multiple

**Existing Use:** Schools - Portables

**Proposed Use:** Schools - Portables

**Tax Map:** Multiple **Grid:** Multiple **Parcel No:** Multiple **Election District:** Multiple

**Zoning District:** Multiple **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:

The Judy Center at Cradlerock Elementary School; Patuxent Valley Middle School; Hanover Hills Elementary School; Phelps Luck Elementary School; Triadelphia Ridge Elementary School

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
16.155(a)(1)(i)	Allow "Portable 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.

Section Reference No.	Brief Summary of Request

**Signature of Property Owner:** *Daniel Lubeley* **Date:** May 11, 2023

**Signature of Petitioner Preparer:** *Paul G. Cavanaugh* **Date:** May 11, 2023

**Name of Property Owner:** Howard County 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, MD 21045 **City, State, Zip:** Ellicott City, MD 21042

**E-Mail:** Daniel\_Lubeley@hcpss.org **E-Mail:** pdox@fcc-eng.com

**Phone No.:** 410-313-8203 **Phone No.:** 410-461-2855

**Contact Person:** Daniel Lubeley **Contact Person:** Paul G. Cavanaugh, P.E.

**Owner's Authorization Attached**

Section Reference No.	Brief Summary of Request