



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

June 18, 2024

Daniel Hagan
Howard County Public School System
10910 Clarksville Pike
Ellicott City, MD 21042

RE: WP-24-105 HCPSS Portable Classrooms

Dear Mr. Hagan:

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 12, 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 three 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 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, temporary 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, temporary 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 three school sites (Hammond Elementary School, Hanover Hills Elementary School, and Oakland Mills High 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.

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
Vogel/Timmons Group

Section Reference No.	Brief Summary of Request

Signature of Property Owner: Daniel Hagan, HCPSS **Date:** 5/17/2024

Signature of Petitioner Preparer:  **Date:** 5/20/24

Name of Property Owner: HCPSS **Name of Petition Preparer:** Vogel Engineering + Timmons Group

Address: 10910 Clarksville Pike **Address:** 3300 North Ridge Road - Suite 110

City, State, Zip: Ellicott City, MD 21042 **City, State, Zip:** Ellicott City, Maryland 21043

E-Mail: daniel_hagan@hcpss.org **E-Mail:** rob.vogel@timmons.com

Phone No.: 410-313-8203 **Phone No.:** 410-461-7666

Contact Person: Dan Hagan **Contact Person:** Robert H. Vogel

Owner's Authorization Attached