

County Council Of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 2

Resolution No. 37 -2026

Introduced by: The Chairperson at the request of the County Executive

Short title: Height Variance- Elkridge Community Center and 50 Plus Center

Title: A RESOLUTION pursuant to Sections 16.301(c) and 16.200(a) of the Howard County Code, granting a variance for government uses from certain height requirements for the construction of the Elkridge Community Center and 50 Plus Center located at 6365, 6371, and 6379 Old Washington Road.

Introduced and read first time Feb 2, 2026.

By order Michelle Harrod
Michelle Harrod, Administrator

Read for a second time at a public hearing on Feb 17, 2026.

By order Michelle Harrod
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments ____, Failed ____, Withdrawn ____, by the County Council on Mar 2, 2026.

Certified By Michelle Harrod
Michelle Harrod, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **WHEREAS**, Section 16.200(a) and Section 16.301(c) of the Howard County Code
2 provides that variances for governmental uses from the strict application of the Zoning
3 Regulations are granted by the County Council by Resolution following a public hearing; and
4

5 **WHEREAS**, Capital Project C-0375 – Elkridge Community Center and 50 Plus Center
6 (the “Project”), was approved to include the design and construction of capital improvements on
7 County Property located at 6365, 6371 and 6379 Old Washington Road; and
8

9 **WHEREAS**, the Project consists of the construction of a new, approximately 72,000
10 gross square-foot recreation center with classrooms, studios, social spaces, daycare, playgrounds,
11 courts, skatepark and gymnasium in addition to the 50 Plus Center and associated parking; and
12

13 **WHEREAS**, the gymnasium being constructed as part of this Project will be 48 feet in
14 height and the building height was minimized to the maximum extent practical, given site
15 conditions and facility operational needs; and
16

17 **WHEREAS**, the County Property is zoned R-SC (Residential: Single Cluster) District
18 which imposes a height limitation of 34 feet for principal structures; and
19

20 **WHEREAS**, the gymnasium portion of the Project will exceed the height limitation for
21 principal structures on the County Property, as shown in the attached Exhibit; and
22

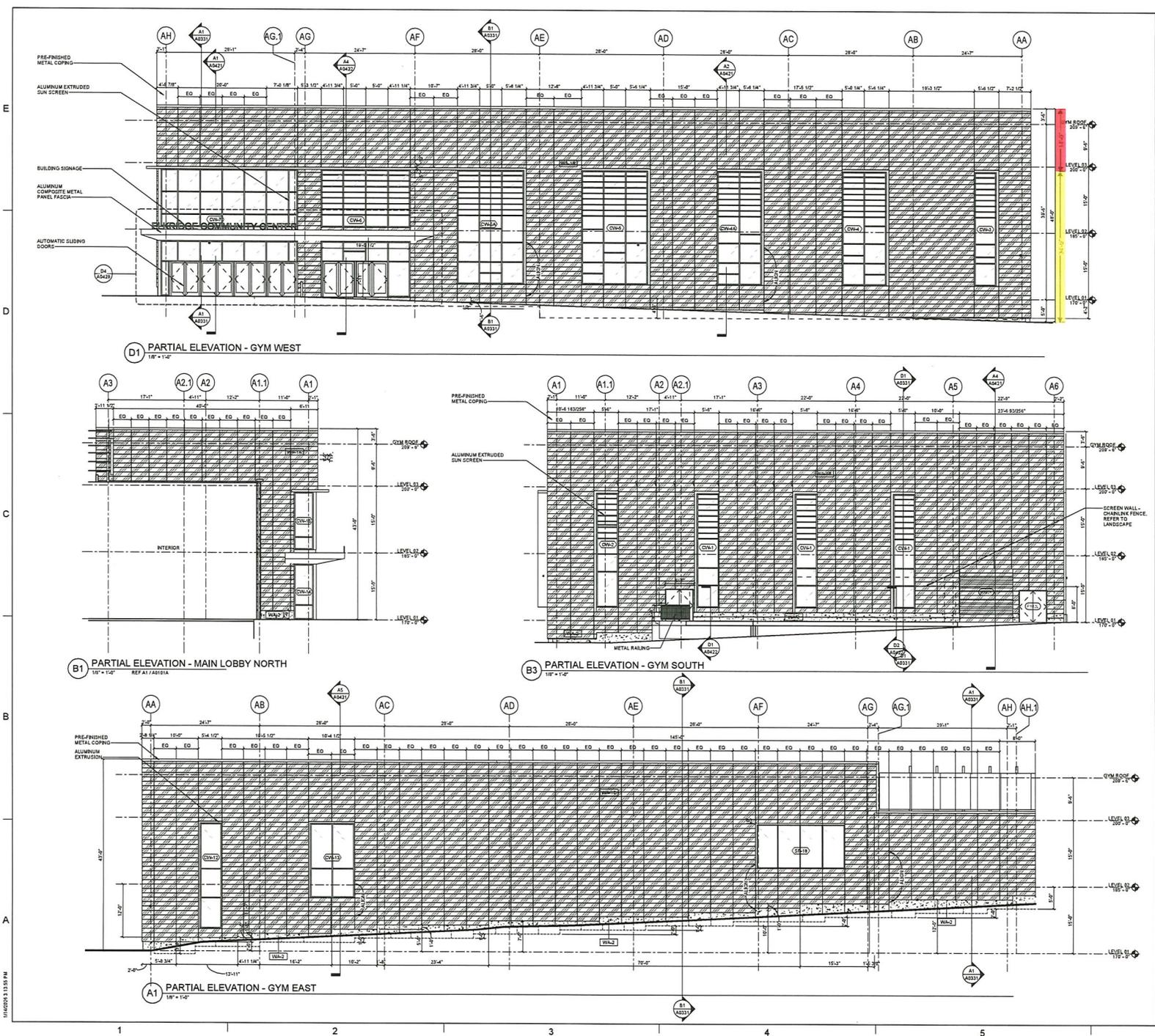
23 **WHEREAS**, the County requests a variance from the strict application of the 34-foot
24 height limitation; and
25

26 **WHEREAS**, the County requests that the height limitation be 48-feet high in order to
27 accommodate the gymnasium, as shown in the attached Exhibit; and
28

29 **WHEREAS**, the County Council finds that the proposed variance from the height
30 requirements of the R-SC (Residential: Single Cluster) zoning district for this governmental
31 purpose is within the spirit and intent of the Zoning Regulations and is in the public interest.

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NOW, THEREFORE, BE IT RESOLVED by the County Council of Howard County, Maryland this 2 day of March, 2026 that, for the construction of the Elkridge Community Center and 50 Plus Center, as shown in the attached Exhibit, it grants a variance from the 34-foot height limitation for principal structures in the R-SC (Residential: Single Cluster) Zoning District and that the new height limitation shall be 48-feet.



GENERAL NOTES



ELKRIDGE COMMUNITY & 50 PLUS CENTER

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REFERENCE KEYNOTES

SHEET NOTES

DESIGN DEVELOPMENT OCT 03 2025
 Rev. Description Date

ICERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM THE SOLE LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NUMBER: 22286
 EXPIRATION DATE: 12/31/2026

SHEET LEGEND

WA-1 TERRACOTTA COLORS

- TERRACOTTA - BLUE
- TERRACOTTA - GREEN
- TERRACOTTA - WHITE
- TERRACOTTA - DARK GRAY

WA-2 CONCRETE

- CONCRETE

ARCHITECT OF RECORD
 NUMBER

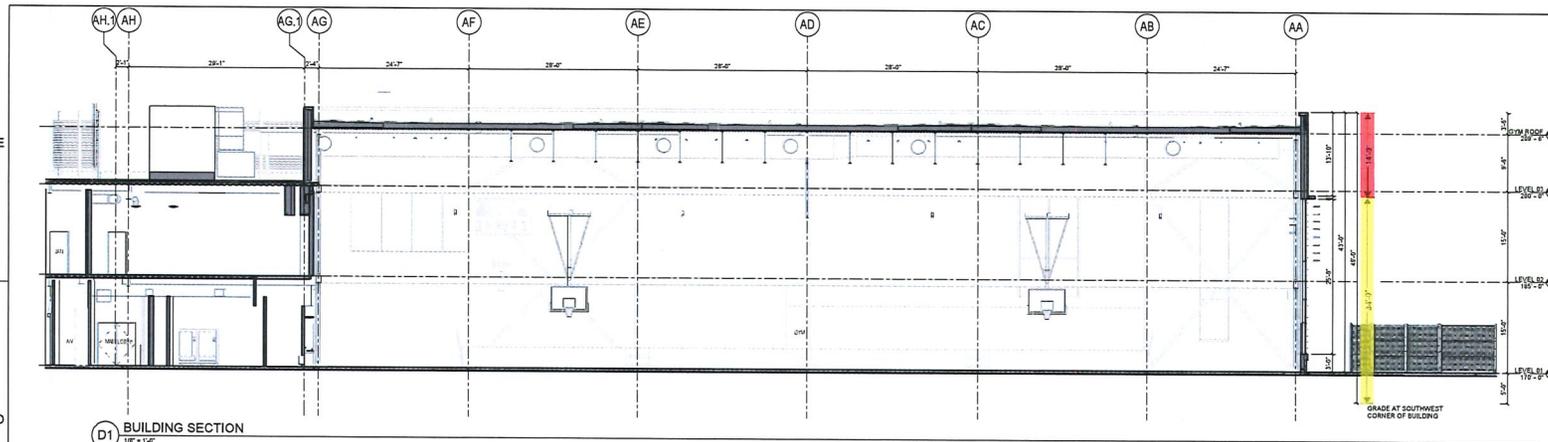
Drawing Title

EXTERIOR ELEVATIONS

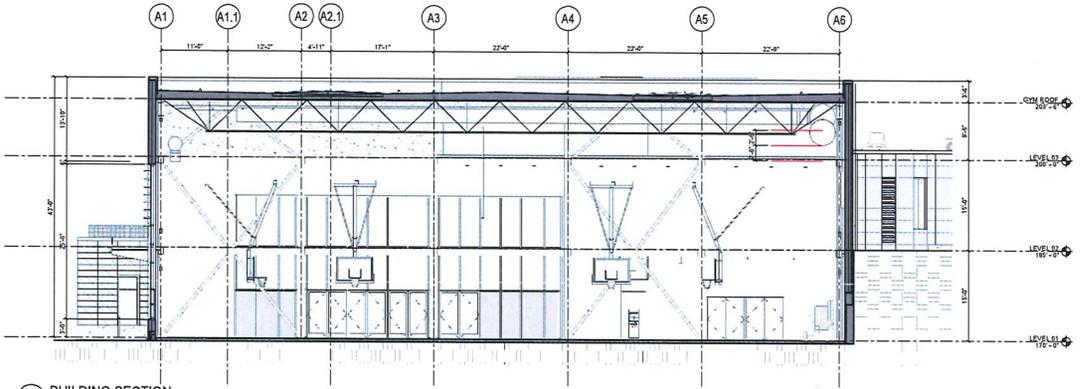
CannonDesign Project No.: 007382.01
 Howard County Project No.: 03375-6005

A0305

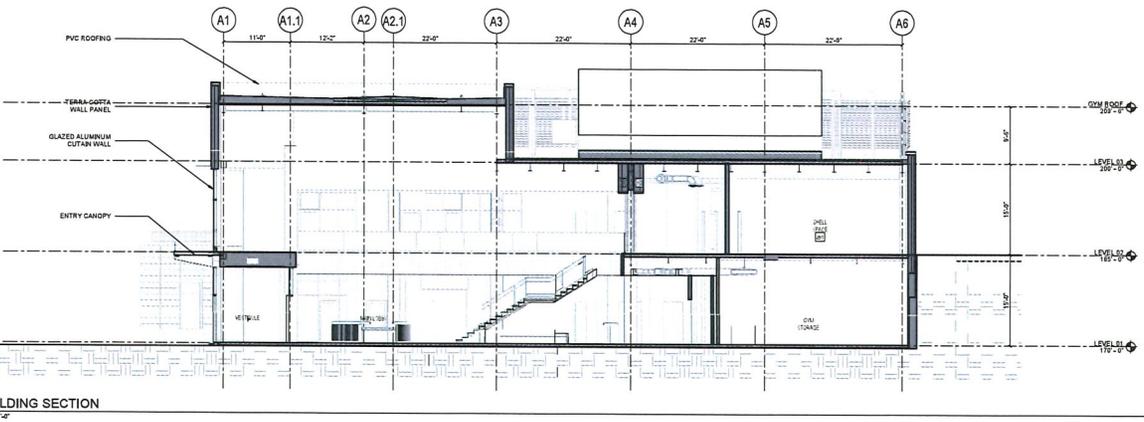
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D1 BUILDING SECTION
1/8" = 1'-0"



B1 BUILDING SECTION
1/8" = 1'-0"



A1 BUILDING SECTION
1/8" = 1'-0"

GENERAL NOTES



ELKRIDGE COMMUNITY & 50 PLUS CENTER

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New Haven, Connecticut 06511-6818

REFERENCE KEYNOTES

SHEET NOTES

| Rev. | Description | Date |
|--------------------|-------------|-------------|
| DESIGN DEVELOPMENT | | OCT 03 2025 |
| | | |

SHEET LEGEND

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM THE QUALIFIED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 22248
EXPIRATION DATE: 12/31/2026

ARCHITECT OF RECORD NUMBER

Drawing Title:

BUILDING SECTIONS

Cannon Design Project No.: 087302.03
Howard County Project No.: 03375-0000

A0331

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Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. __-2026 granting a variance for government uses from certain height restrictions for the construction of the Elkridge Community Center and 50 Plus Center located at 6365, 6371, and 6379 Old Washington Road.

To: Brandee Ganz
Chief Administrative Officer

From: Samantha M. Cobb, Director
Department of General Services 

Date: January 22, 2026

The Department of Public Works has been designated coordinator for the preparation of testimony relative to granting a variance for government uses from certain height restrictions for the construction of the new Elkridge Community Center and 50 Plus Center located at 6365, 6371, and 6379 Old Washington Road.

Capital Project C-0375 – Elkridge Community Center and 50 Plus Center, was approved to include the design and construction of capital improvements on-site. The Community Center project consists of constructing a new appx 72,000 gross square-foot recreation center with classrooms, studios, social spaces, daycare, playgrounds, courts, skatepark and gymnasium in addition to the 50 Plus Center and associated parking. The project includes a gross acreage of 25.21 acres with Phase I focused on 14.34 acres. Phase II will include outdoor Amenities such as Tennis Courts, Basketball Courts along with associated infrastructure and Phase III will include an indoor pool which will be an addition to this Phase I building.

The gym being constructed as part of this project will be 48 feet in height. The building height was minimized to the maximum extent practical, given site conditions and facility operational needs. Alternative building types were investigated during the design process, however the proposed gym design was determined to be the most effective for the County to run programming and anticipated tournaments.

The department has presented Site Development Plan No. 26-018 to the Department of Planning & Zoning for review and approval. In order to construct the Elkridge Community Center and 50 Plus Center, a variance from the 34-foot height limitation for principal structures in the R-SC (Residential: Single Cluster) Zoning District is required.

The total costs for the design and construction of the project is currently estimated at \$88.88M, of which \$36.88M has currently been approved in the Howard County Capital Budget through current fiscal year 2026.



Internal Memorandum

Representatives of this department will be present at the public hearing to answer any questions or concerns. If you require any further information concerning this matter or have any additional questions, please do not hesitate to contact me at your convenience.

Cc: Jennier Sager
File