

County Council Of Howard County, Maryland

2016 Legislative Session

Legislative Day No. 17

Resolution No. 182 -2016

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

A RESOLUTION pursuant to Sections 16.301 and 16.200(a) of the Howard County Code, granting a variance for government uses from certain height requirements for the construction of a compost facility at the Alpha Ridge Landfill located at 2350 Marriottsville Road.

Introduced and read first time November 7, 2016.

By order Jessica Feldmark
Jessica Feldmark, Administrator

Read for a second time at a public hearing on November 21, 2016.

By order Jessica Feldmark
Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on December 5, 2016.

Certified By Jessica Feldmark
Jessica Feldmark, 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 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;
4 and

5
6 **WHEREAS**, the County has proposed to construct a permanent composting
7 facility at the Alpha Ridge Landfill located at 2350 Marriottsville Road, (the “County
8 Property”) to accept food scraps and yard waste and to manufacture compost (the
9 “Project”); and

10
11 **WHEREAS**, the County Property is zoned RC (Rural Conservation) District
12 which imposes a height limitation of 40 feet for principal structures with gabled roofs;
13 and

14
15 **WHEREAS**, the Project includes the construction of a Feeding Receiving
16 Enclosure which is a metal frame structure with a fabric covering that will be 65 feet in
17 height; and

18
19 **WHEREAS**, the Feeding Receiving Enclosure will exceed the height limitation
20 for principal structures on the County Property, as shown in the attached Exhibit; and

21
22 **WHEREAS**, the County requests a variance from the strict application of the 40-
23 foot height limitation; and

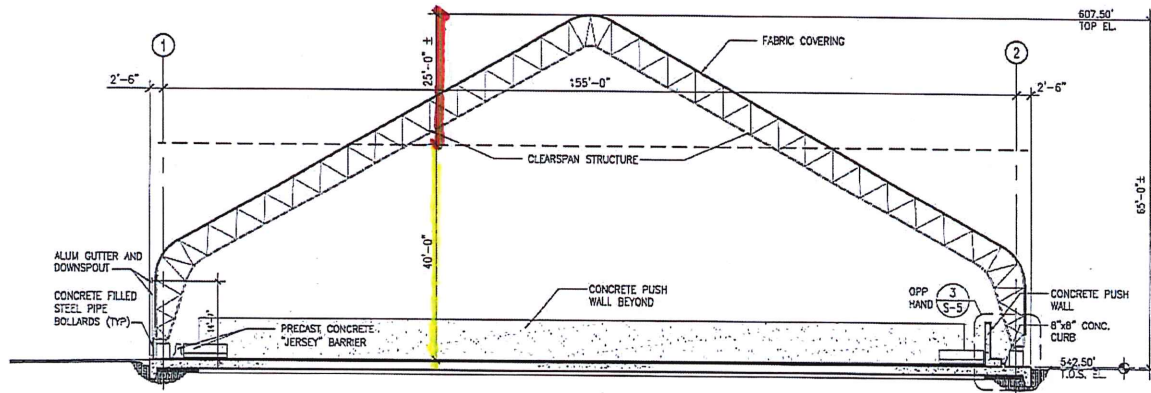
24
25 **WHEREAS**, the County requests that the height limitation be 65-foot height in
26 order to accommodate the Feeding Receiving Enclosure, as shown in the attached
27 Exhibit; and

28
29 **WHEREAS**, the County Council finds that the proposed variance from the height
30 requirements of the RC (Rural Conservation) zoning district for this governmental

1 purpose is within the spirit and intent of the Zoning Regulations and is in the public
2 interest.

3

4 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
5 County, Maryland this 5th day of December, 2016 that, for the construction of the
6 Compost Facility's Feeding Receiving Enclosure, as shown in the attached Exhibit, it
7 grants a variance from the 40-foot height limitation for principal structures with gabled
8 roofs in the RC (Rural-Conservation) Zoning District and that the new height limitation
9 shall be 65-feet.



1 SIDE ELEVATION
A-3 3/32" = 1'-0"

REVIEWED FOR HOWARD SEC AND MEETS TECHNICAL REQUIREMENTS
THE DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND
SEDIMENT CONTROL BY HOWARD COUNTY SOIL CONSERVATION DISTRICT

HOWARD SEC _____ DATE _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING _____ DATE _____

DIRECTOR, DEPARTMENT OF PLANNING AND ZONING _____ DATE _____

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE _____



GRID: 9
ZONING: RC-DEO
TAX MAP: 0019

BLANK: N/A
PARCEL/LOTS: 220, 253, 11, 23, 54
ELECTION DISTRICT: 3-02

SCALE:

OWNER/ENGINEER INFORMATION

DEVELOPER/OWNER:
HOWARD COUNTY GOVERNMENT
CONTACT: BOB DANIEL, P.E., CSP
6701 COLUMBIA GARDWAY DRIVE, SUITE 514
COLUMBIA, MD 21046
TELEPHONE: (410) 313-8418

ENGINEER:
EA ENGINEERING, SCIENCE
AND TECHNOLOGY, INC., P.C.
CONTACT: MARK GUTTENBERT, P.E.
223 SOLLING CIRCLE
HEMT WALKER, MD 21031
TELEPHONE: (410) 364-7000



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE ARCHITECTURAL
DRAWINGS WERE PREPARED OR SUPERVISED BY ME, AND
THAT I AM A duly LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 15878.
SIGNATURE DATE: 08/17/2016



DSN. BY: RK			
DRN. BY: LJP			
CHK. BY: ANM			
DATE: AUGUST, 2016	BY	NO.	REVISION
			DATE

BUILDING ELEVATION II

COMPOST FACILITY
AT ALPHA RIDGE LANDFILL
HOWARD COUNTY, MARYLAND

GRAPHIC SCALE
0' 4' 8' 12' 20'
SCALE: 3/32" = 1'-0"

COPY SHEET DRAWING:
35 OF 40 A-3

PROJECT:
14982.05
SHEET:
51 OF 70