County Council Of Howard County, Maryland

2016 Legislative Session

Legislative Day No.

Resolution No. <u>182</u>-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.

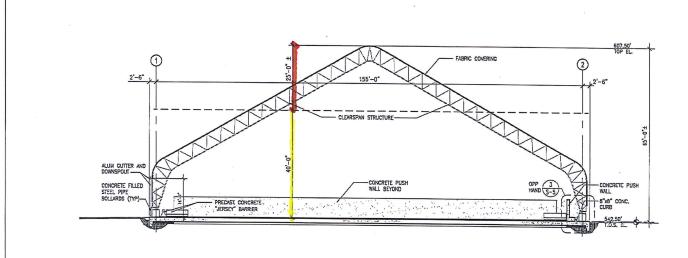
Read for a second time at a public hearing on

This Resolution was read the third time and was Adopted \checkmark , Adopted with amendments__, Failed__, Withdrawn__, by the County Council

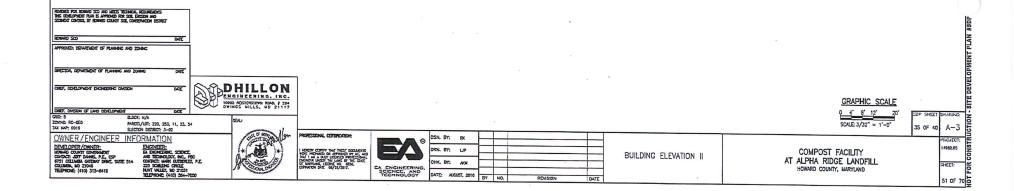
NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.

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-feet 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

purpose is within the spirit and intent of the Zoning Regulations and is in the public 1 2 interest. 3 NOW, THEREFORE, BE IT RESOLVED by the County Council of Howard 4 County, Maryland this 5th day of December, 2016 that, for the construction of the 5 Compost Facility's Feeding Receiving Enclosure, as shown in the attached Exhibit, it 6 grants a variance from the 40-foot height limitation for principal structures with gabled 7 roofs in the RC (Rural-Conservation) Zoning District and that the new height limitation 8 shall be 65-feet. 9







Subject:

Testimony & Fiscal Impact Statement

Council Resolution No. ______-2016 granting a variance for government uses from certain height restrictions for the construction of a compost facility

at the Alpha Ridge Landfill located at 2350 Marriottsville Road.

To:

Lonnie R. Robbins,

Chief Administrative Officer

From:

James M. Irvin, Director

Department of Public Works

Date:

October 27, 2016

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 a compost facility at the Alpha Ridge Landfill located at 2350 Marriottsville Road.

Capital Project C-0299 – Waste Management Improvements, was approved to include the design and construction of capital improvements at the Alpha Ridge Solid Waste Facility.

The Compost Facility-Phase II project consists of constructing a permanent composting facility at the landfill to accept food scraps and yard waste from the entire County and manufacture compost. The composting process diverts material from expensive disposal alternatives and creates a useful, environmentally-beneficial end product with commercial value.

The project includes constructing a Feedstock Receiving Enclosure which is a metal frame structure with a fabric covering that will be 65 feet in height. The building height was minimized to the maximum extent possible, given site conditions and facility operational needs. Alternative building types were investigated during the design process, however the fabric-covered metal frame structure proposed was determined to be the most cost effective for the County.

The department has presented Site Development Plan No. 16-035 to the Department of Planning & Zoning for review and approval. In order to construct the Feedstock Receiving Enclosure, a variance from the 40-foot height limitation for principal structures with gabled roofs in the RC (Rural Conservation) Zoning District is required.

The total costs for the design and construction of the project is currently approved in the Howard County Capital Budget at \$8,500,000.00.

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:

Jennifer Sager

File

RIM/Legislation/2016/Alpha Ridge/Testimony Memo