

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This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on December 5, 2016.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

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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

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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

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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.

Howard County

Internal Memorandum

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 *JMI*

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