

# County Council Of Howard County, Maryland

2019 Legislative Session

Legislative Day No. 13

## Resolution No. 145 -2019

Introduced by: The Chairperson at the request of the County Executive  
at the request of the Board of Education of Howard County

A RESOLUTION pursuant to Sections 16.301 of the Howard County Code, granting variances for government uses from the use setbacks and height requirements for the 13th high school and ancillary roads, parking, sports fields, fences, and bleachers to be constructed on Property located along Mission Road in Jessup, Howard County, Maryland.

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Introduced and read first time \_\_\_\_\_, 2019.

By order \_\_\_\_\_  
Diane Schwartz Jones, Administrator

Read for a second time at a public hearing on \_\_\_\_\_, 2019.

By order \_\_\_\_\_  
Diane Schwartz Jones, Administrator

This Resolution was read the third time and was Adopted, Adopted with amendments, Failed, Withdrawn, by the County Council  
on \_\_\_\_\_, 2019

Certified By \_\_\_\_\_  
Diane Schwartz Jones, 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 16.301 of the Howard County Code provides that variances for  
2 governmental uses from the strict application of the zoning regulations are granted by the County  
3 Council by Resolution following a public hearing; and

4  
5           **WHEREAS**, the Board of Education of Howard County (the “Board”) has proposed the  
6 construction of the 13<sup>th</sup> public high school within the Howard County Public School System and  
7 the public road, parking areas, fields, fences, and bleachers to be constructed on the certain  
8 property located along Mission Road in Jessup, Howard County, Maryland (the “High School”),  
9 as shown on the attached Exhibit A; and

10  
11           **WHEREAS**, a portion of the property is within the R-12 Zoning District and a portion is  
12 within the R-SC-MXD-3 Zoning District, as shown in the attached Exhibit B; and

13  
14           **WHEREAS**, the R-SC-MXD-3 zoning district which requires a 30-foot structure and use  
15 setback from the rear property line and from a minor collector road and limits the height of a  
16 principal structure to 34 feet; and

17  
18           **WHEREAS**, the Board has requested a variance from the strict application of the structure  
19 and use setback and height requirements of the R-SC-MXD-3 Zoning District for the construction  
20 and use of the High School; and

21  
22           **WHEREAS**, the Board proposes the following reductions:

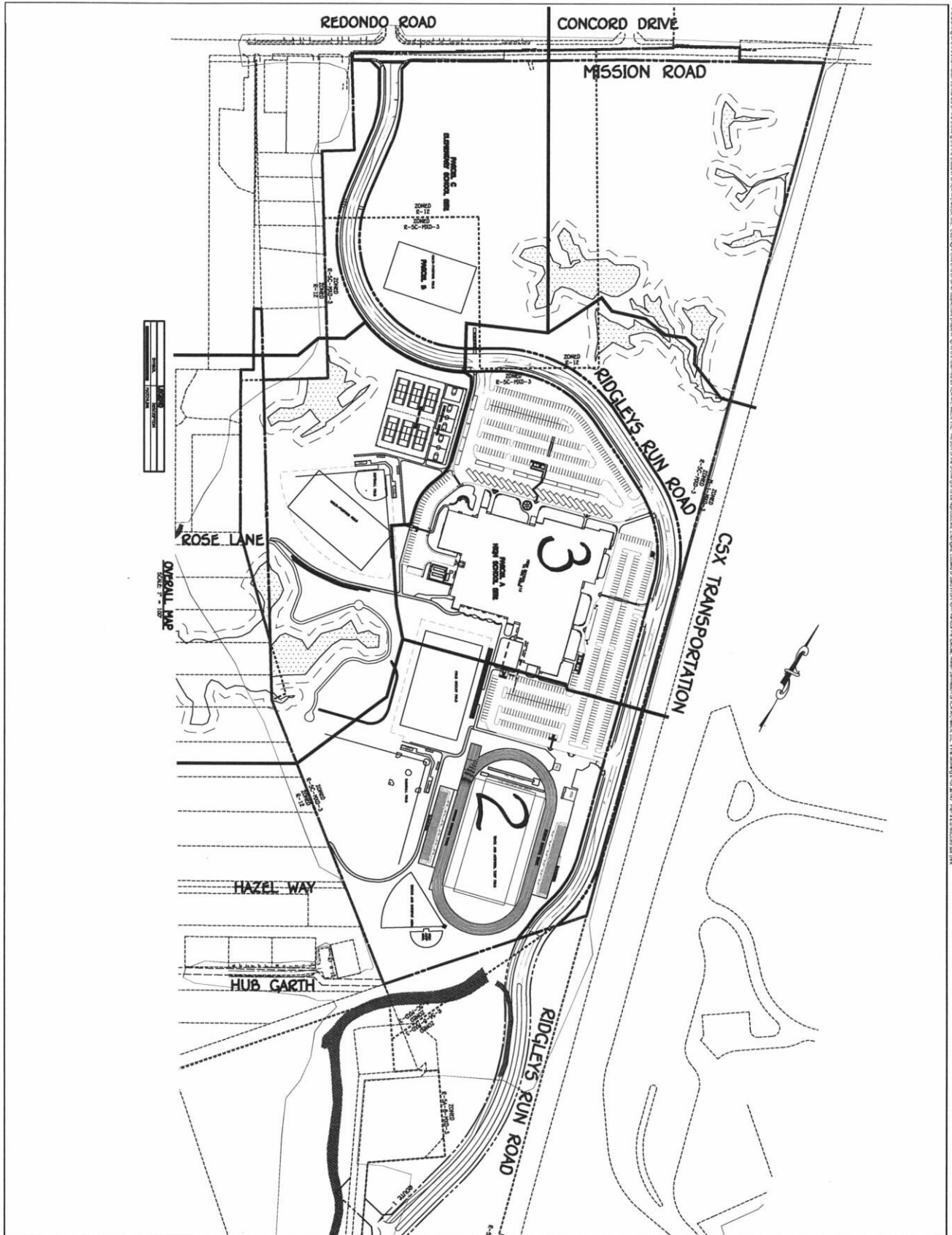
- 23           1. Reduction of the 30-foot building restriction line and use setback to 10-feet for parking,  
24           as shown in the attached Exhibit C;
- 25           2. Reduction of the 30-foot building restriction line and use setback from the minor  
26           collector public right-of-way shown as Ridgelys Run Road to 10 feet for an 8-foot high  
27           chain link fence around the bleacher area, as shown in the attached Exhibit D;
- 28           3. Reduction of the 30-foot building restriction line and use setback from the minor  
29           collector public right-of-way shown as Ridgelys Run Road to 11 feet for the bleachers,  
30           as shown in the attached Exhibit D; and

- 1           4. Increase in maximum height for a principal structure from 34 feet to 47 feet, 4 inches  
2           for the overall 3-story building height and an increase to 58-feett, 2.5-inches for the  
3           stairs tower height, as shown in the attached Exhibit E; and  
4

5           **WHEREAS**, the County Council finds that the Board’s compliance with use setback  
6 restrictions and building height restrictions for a property within the R-SC-MXD-3 zoning district  
7 would negatively affect the Board’s use of the property for the High School, and therefore finds  
8 that granting the proposed building restriction line and use setback and height variances for the  
9 High School is in the public interest.  
10

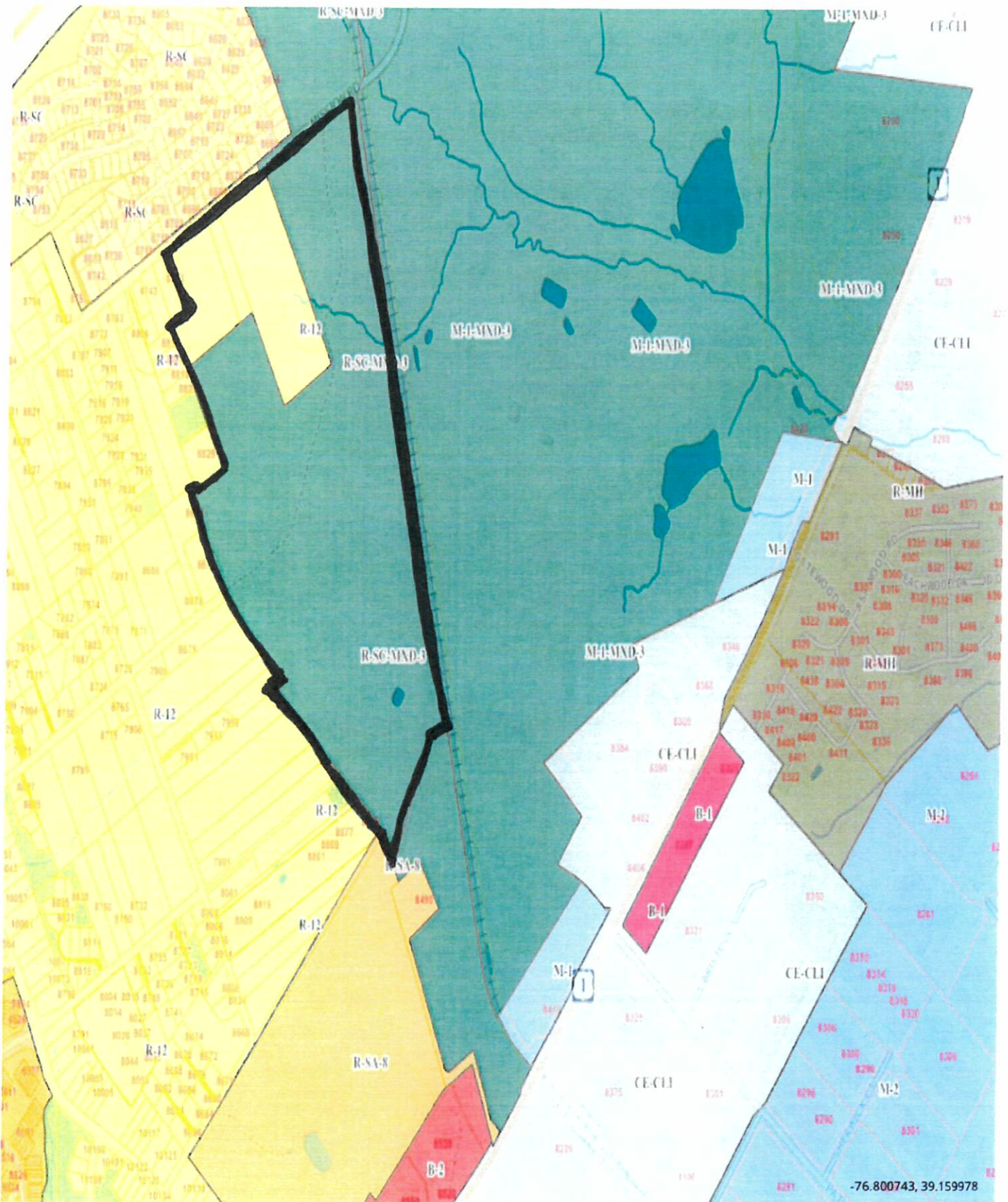
11           **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
12 Maryland, this \_\_\_ day of \_\_\_\_\_, 2019 that, for the 13<sup>th</sup> high school and the public road,  
13 parking areas, sports fields, fences, and bleachers to be constructed on the Property, it grants the  
14 following variances:

- 15           1. A reduction of the 30-foot building restriction line and use setback to 10-feet for  
16           parking, as shown in the attached Exhibit C;  
17           2. A reduction of the 30-foot building restriction line and use setback from the minor  
18           collector public right-of-way shown as Ridgelys Run Road to 10 feet for an 8-foot high  
19           chain link fence around the bleacher area, as shown in the attached Exhibit D;  
20           3. Reduction of the 30-foot building restriction line and use setback from the minor  
21           collector public right-of-way shown as Ridgelys Run Road to 11 feet for the bleachers,  
22           as shown in the attached Exhibit D; and  
23           4. Increase in maximum height for a principal structure from 34 feet to 47 feet, 4 inches  
24           for the overall 3-story building height and an increase to 58 feet, 2.5 inches for the  
25           stairs tower height, as shown in the attached Exhibit E.



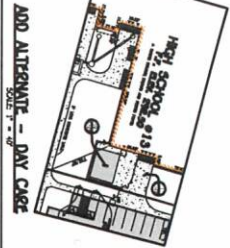
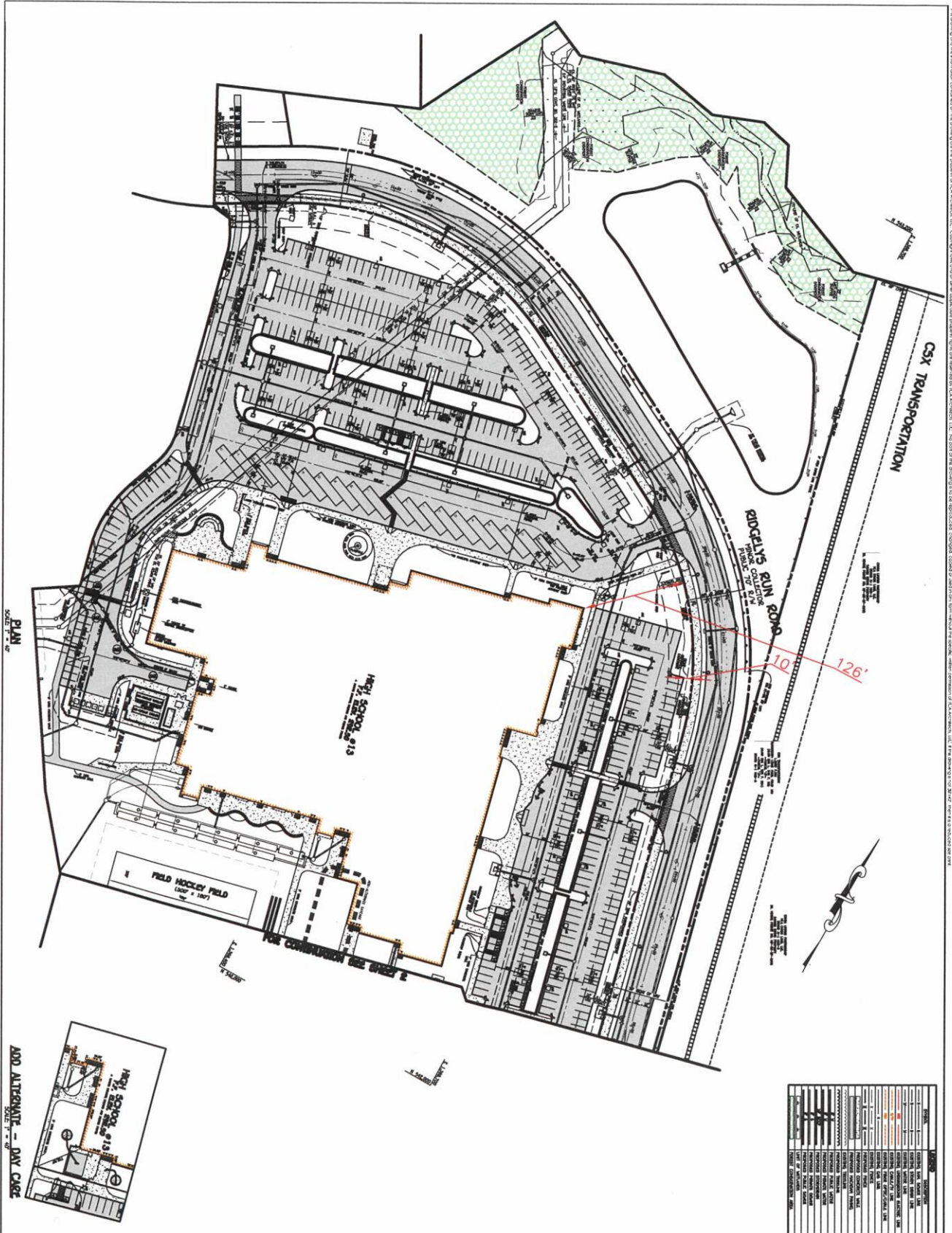
<p>1</p>	<p>OVERALL PLAN</p>	<p>REVISIONS NO. DATE BY</p>	<p><b>High School #13</b> JESSUP, MARYLAND HOWARD COUNTY PUBLIC SCHOOL SYSTEM</p>	<p><b>PERKINS, COLLINS &amp; CHITKOTICH, INC.</b> ARCHITECTS, ENGINEERS, PLANNERS &amp; LAND SCAPERS CORPORATE OFFICE: 1000 WASHINGTON AVENUE, SUITE 1000, WASHINGTON, DC 20001 RESIDENTIAL OFFICE: 1000 WASHINGTON AVENUE, SUITE 1000, WASHINGTON, DC 20001 TEL: 202-462-1000 FAX: 202-462-1001</p>	<p><b>tca architects</b> 1340 Galesburg Highway • Chantilly, Virginia 20151</p>
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# Exhibit B





# Exhibit C

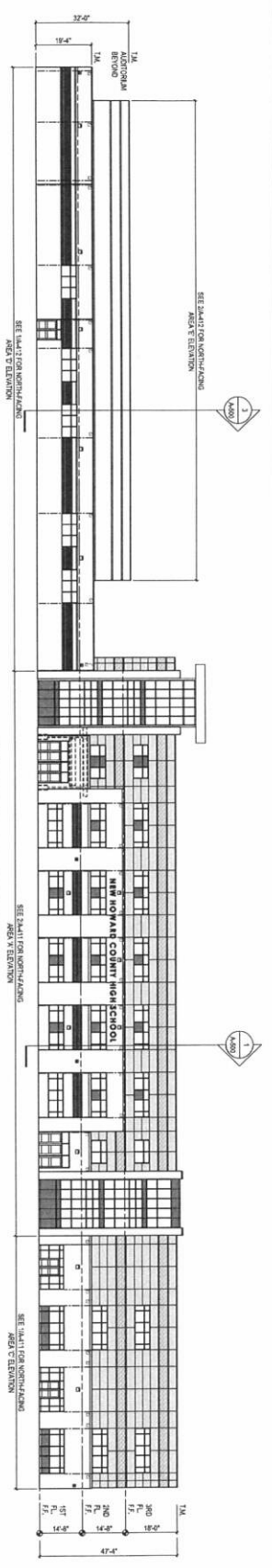


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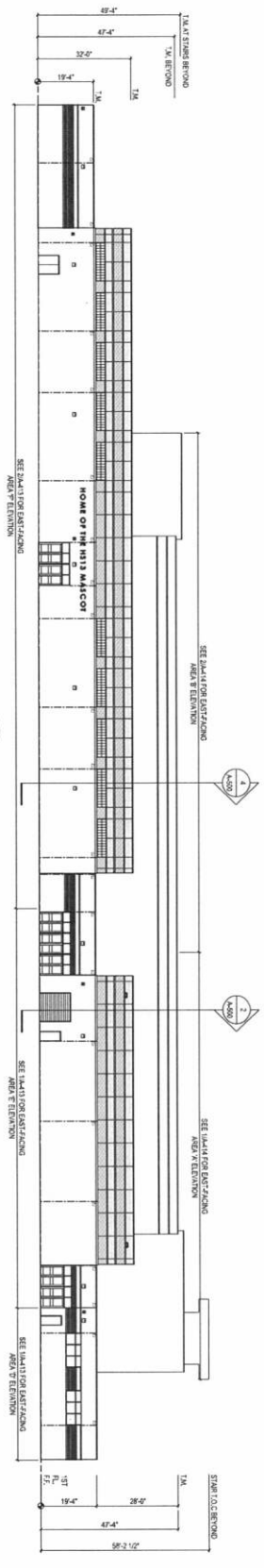




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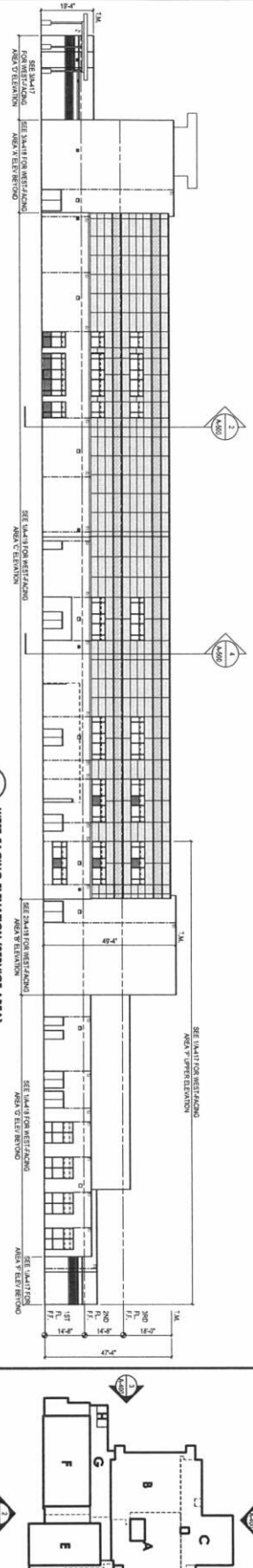
**1 NORTH-FACING FRONT ELEVATION**  
SCALE 1/8" = 1'-0"



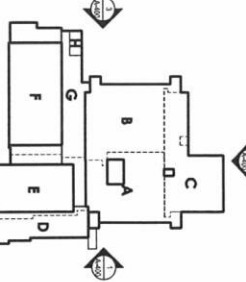
**2 EAST-FACING ELEVATION**  
SCALE 1/8" = 1'-0"



**3 SOUTH-FACING ELEVATION**  
SCALE 1/8" = 1'-0"



**4 WEST-FACING ELEVATION (SERVICE AREA)**  
SCALE 1/8" = 1'-0"



**KEY PLAN**

**HIGH SCHOOL #13**  
JESSUP, MARYLAND  
HOWARD COUNTY PUBLIC SCHOOL SYSTEM



<p><b>revisions</b></p> <p>1. IAC CO REVIEW 8 OCTOBER 17</p> <p>2. IAC CO REVIEW 8 OCTOBER 17</p> <p>3. IAC CO REVIEW 8 OCTOBER 17</p> <p>4. IAC CO REVIEW 8 OCTOBER 17</p>	<p><b>PROJECT NO.</b></p> <p>131</p>	<p><b>PROJECT NO.</b></p> <p>131</p>
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