

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.

Introduced and read first time November 4, 2019.

By order Diane Schwartz Jones, Administrator

Read for a second time at a public hearing on November 18, 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This Resolution was read the third time and was Adopted, Adopted with amendments, Failed, Withdrawn, by the County Council on December 2, 2019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 13th 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:

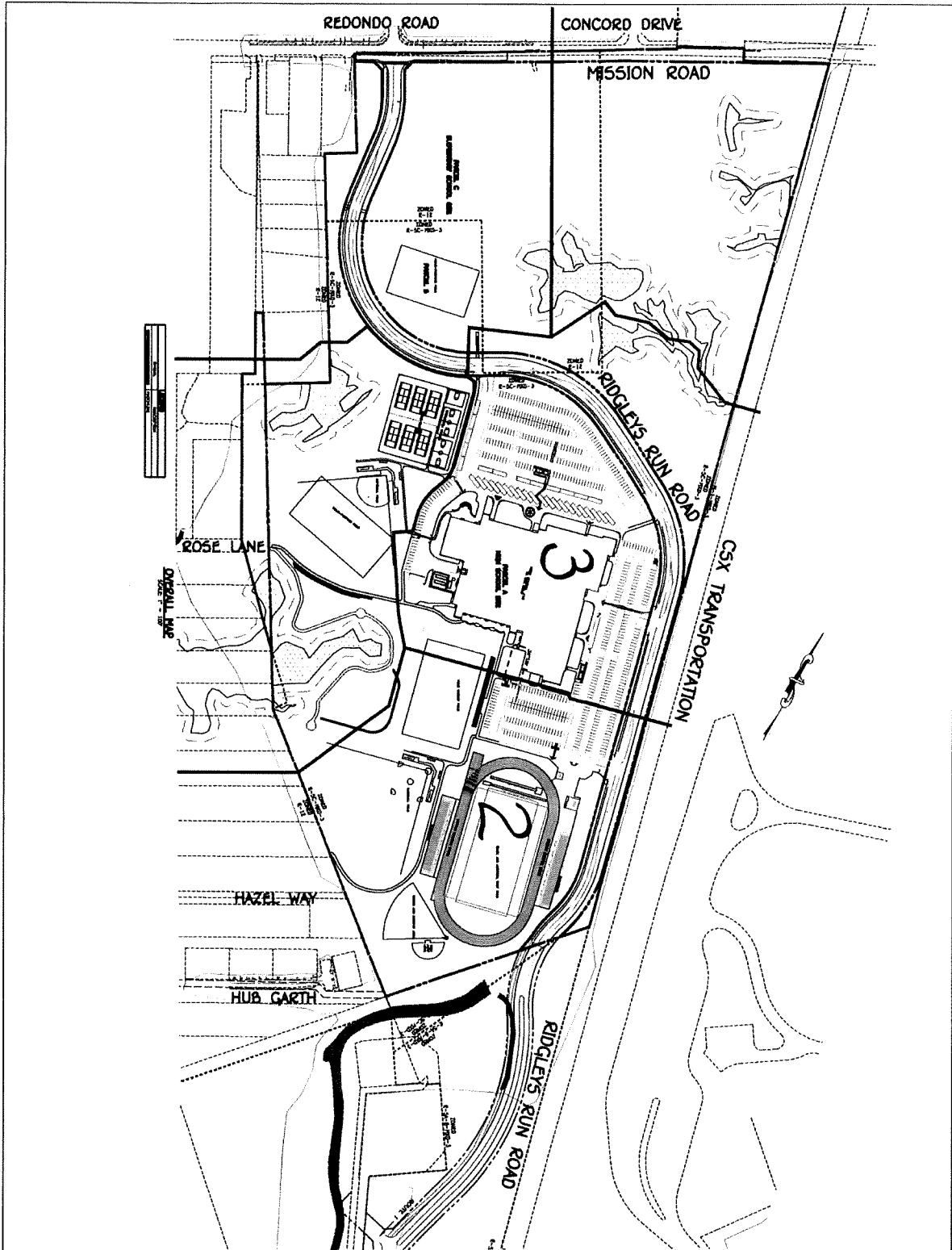
- 23 1. Reduction of the 30-foot building restriction line and use setback to 10-feet for parking,
24 as shown in the attached Exhibit C;
- 25 2. Reduction of the 30-foot building restriction line and use setback from the minor
26 collector public right-of-way shown as Ridgelys Run Road to 10 feet for 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 2nd day of December, 2019 that, for the 13th 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>High School #13 JESSUP, MARYLAND HOWARD COUNTY PUBLIC SCHOOL SYSTEM</p>	<p>PERKINS, COLLINS & CHRYSLER, INC. ARCHITECTS 1000 WASHINGTON AVENUE, SUITE 1000 WASHINGTON, D.C. 20004 PHONE: (202) 462-1000 FAX: (202) 462-1001</p>	<p>tca architects</p>
----------	---------------------	---	---	------------------------------

Exhibit B

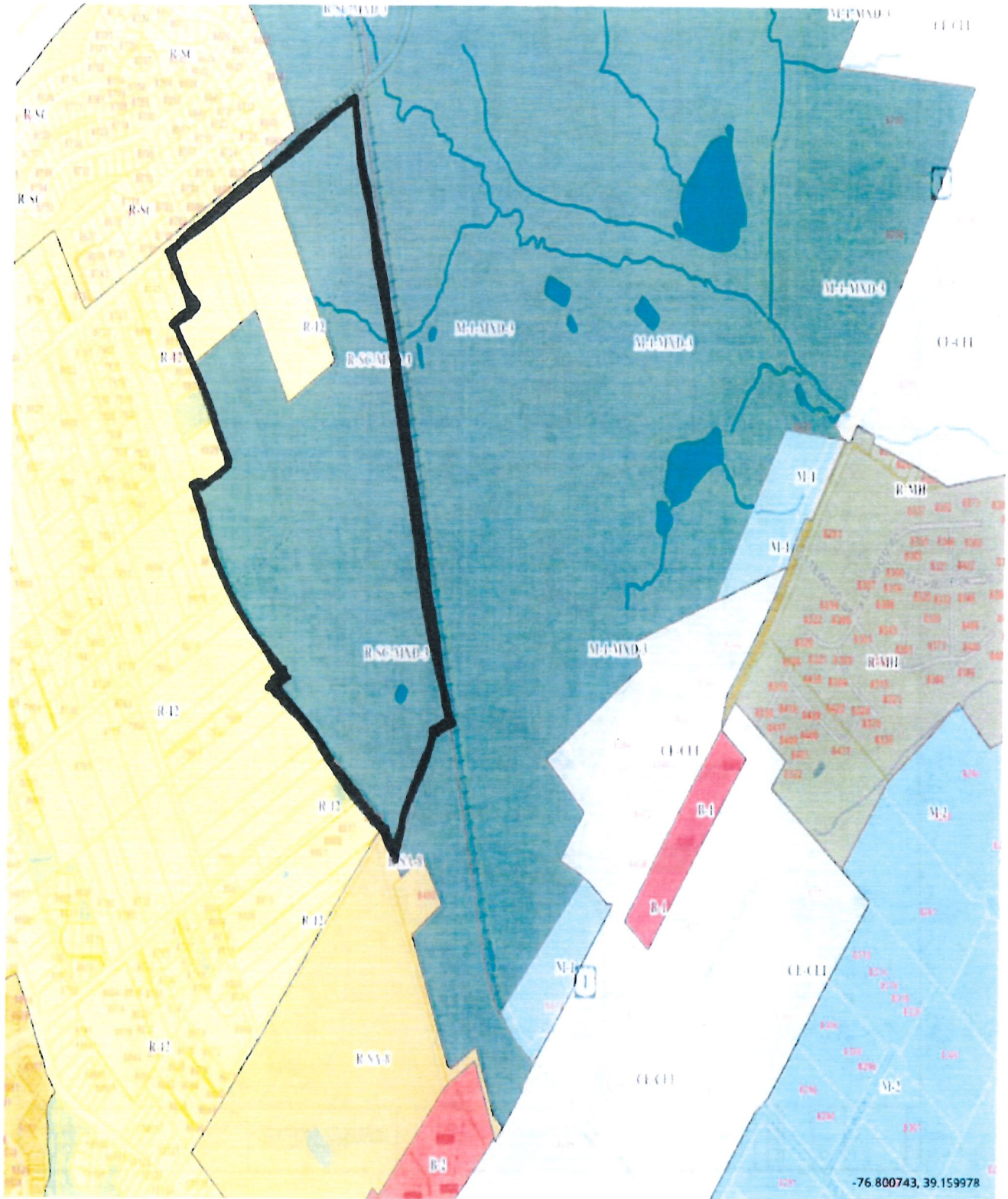
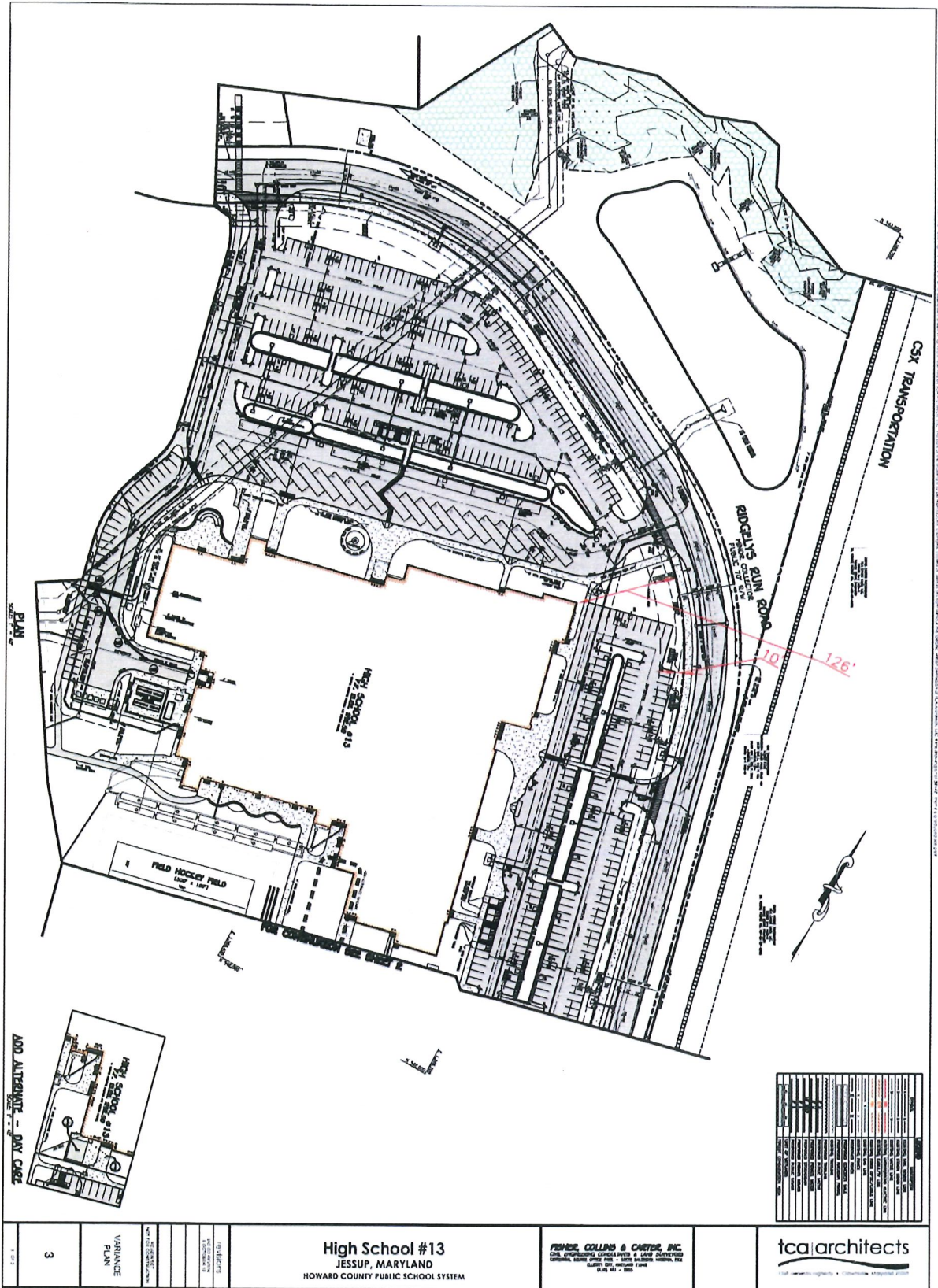


Exhibit C



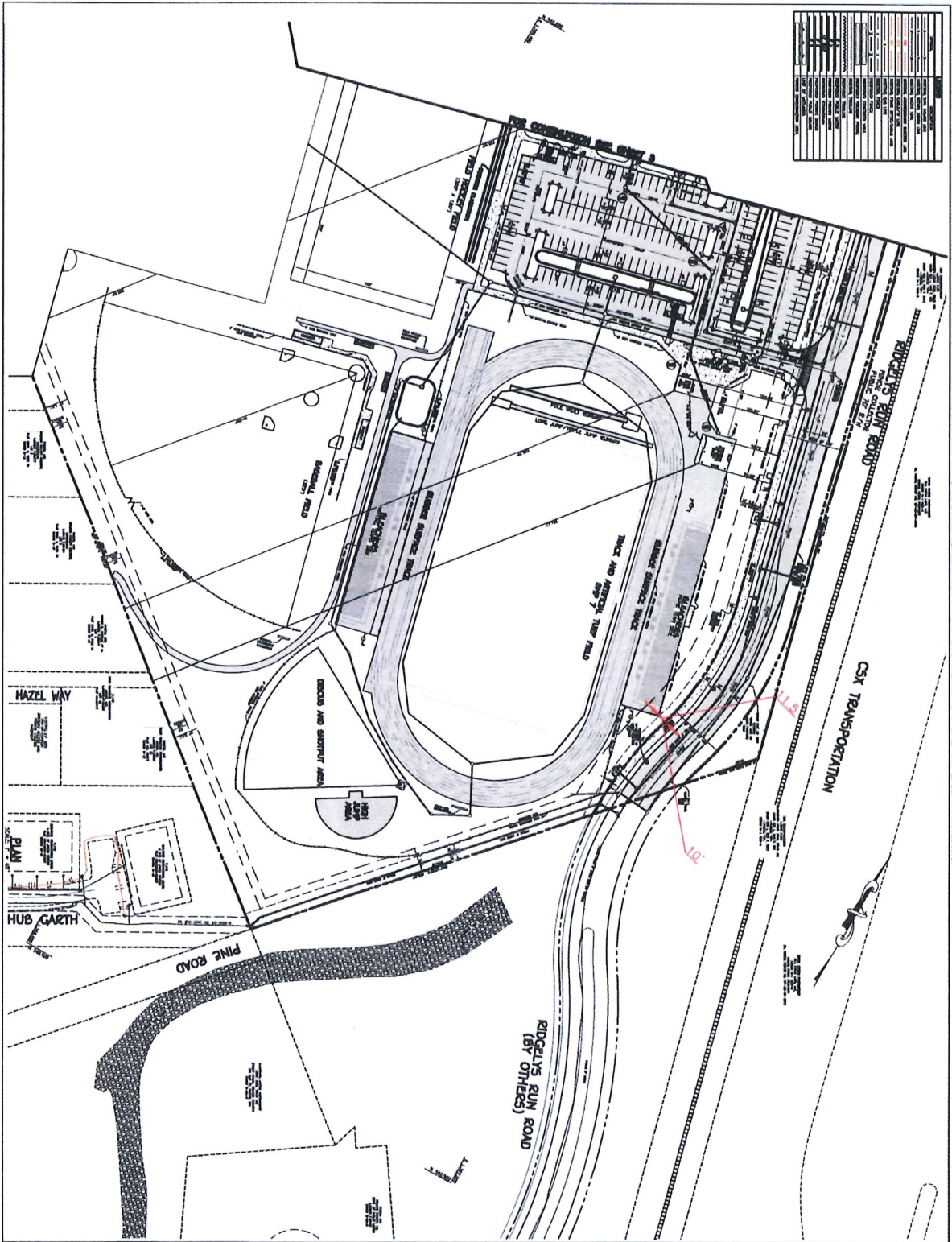
High School #13
 JESSUP, MARYLAND
 HOWARD COUNTY PUBLIC SCHOOL SYSTEM

FERNER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND DEVELOPMENT
 10000 WOODBURN ROAD, SUITE 200
 WOODBURN, MD 21786
 (301) 591-1000

tca architects
 1000 WOODBURN ROAD, SUITE 200
 WOODBURN, MD 21786
 (301) 591-1000

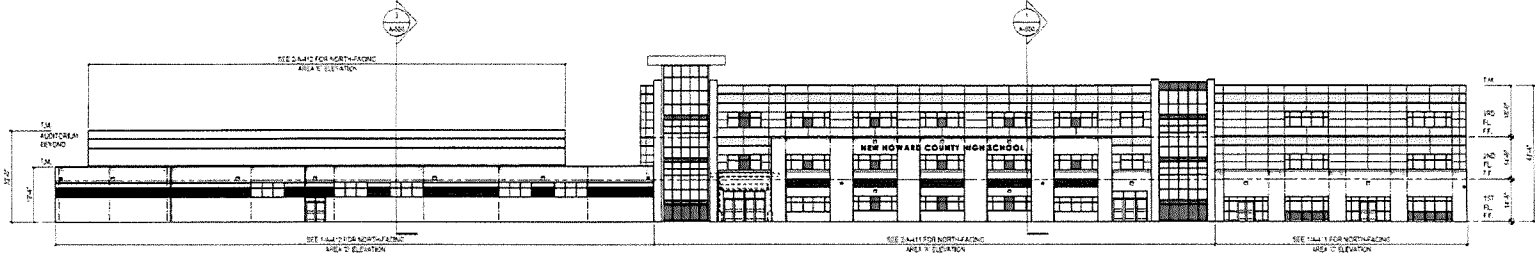
3	VARIANCE PLAN
---	---------------

Exhibit D

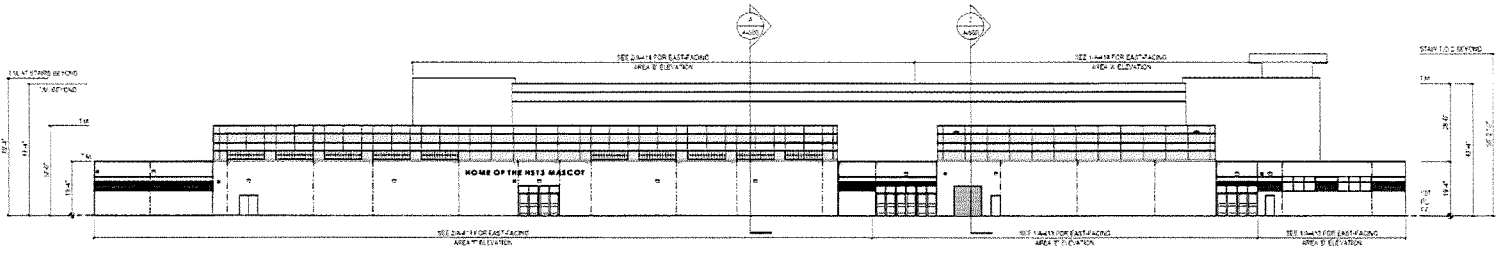


NO.	DESCRIPTION
1	EXISTING SERVICE TRUCK
2	NEW SERVICE TRUCK
3	EXISTING TRUCK AND SERVICE TRUCK
4	NEW TRUCK AND SERVICE TRUCK
5	EXISTING BASEBALL FIELD
6	NEW BASEBALL FIELD
7	EXISTING SOCCER AND SPORTS AREA
8	NEW SOCCER AND SPORTS AREA
9	EXISTING TENNIS COURTS
10	NEW TENNIS COURTS
11	EXISTING PAVEMENT
12	NEW PAVEMENT
13	EXISTING CONCRETE
14	NEW CONCRETE
15	EXISTING ASPHALT
16	NEW ASPHALT
17	EXISTING GRASS
18	NEW GRASS
19	EXISTING TREES
20	NEW TREES
21	EXISTING FENCES
22	NEW FENCES
23	EXISTING LIGHTS
24	NEW LIGHTS
25	EXISTING SIGNAGE
26	NEW SIGNAGE
27	EXISTING UTILITIES
28	NEW UTILITIES
29	EXISTING EROSION CONTROL
30	NEW EROSION CONTROL
31	EXISTING LANDSCAPE
32	NEW LANDSCAPE
33	EXISTING SITEWORK
34	NEW SITEWORK
35	EXISTING UTILITIES
36	NEW UTILITIES
37	EXISTING EROSION CONTROL
38	NEW EROSION CONTROL
39	EXISTING LANDSCAPE
40	NEW LANDSCAPE
41	EXISTING SITEWORK
42	NEW SITEWORK
43	EXISTING UTILITIES
44	NEW UTILITIES
45	EXISTING EROSION CONTROL
46	NEW EROSION CONTROL
47	EXISTING LANDSCAPE
48	NEW LANDSCAPE
49	EXISTING SITEWORK
50	NEW SITEWORK

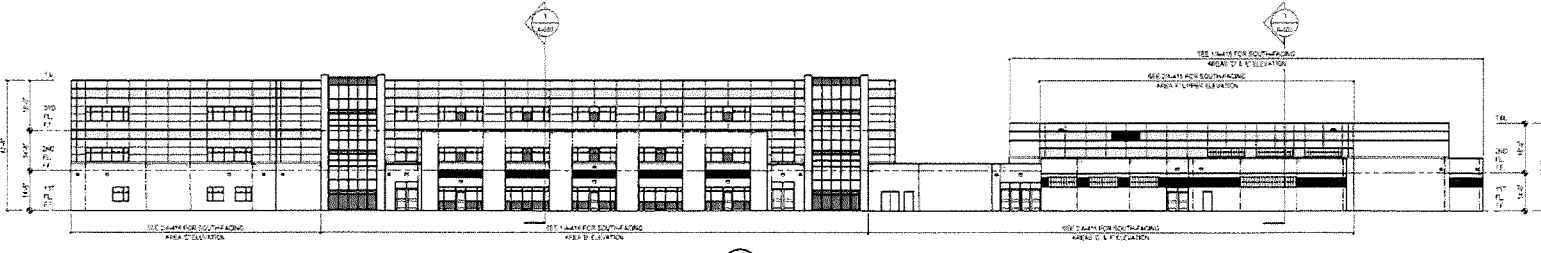
The drawing and the information contained on this drawing are the property of TCA Architects, LLC. Copyright and/or other applicable property rights are reserved by TCA Architects, LLC. No part of this drawing is to be reproduced, changed, copied or used in any form without the specific written permission of TCA Architects, LLC. If the drawing is not marked, then it is a reduced drawing.



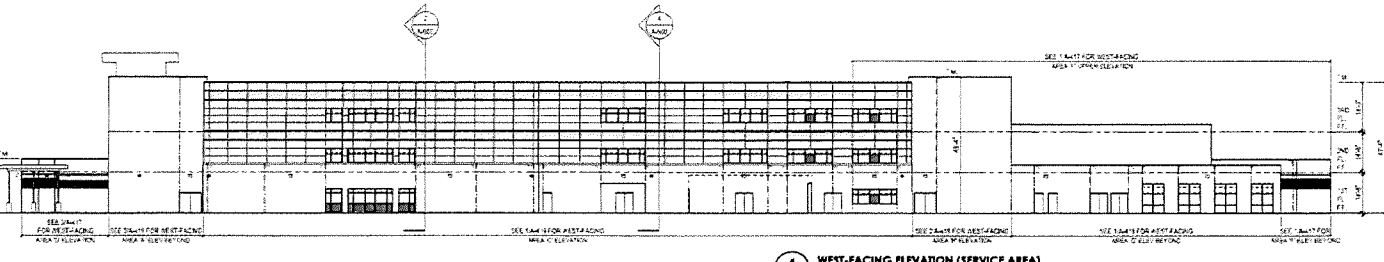
1 NORTH-FACING FRONT ELEVATION
SCALE: 1/16" = 1'-0"



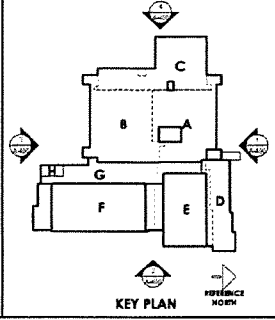
2 EAST-FACING ELEVATION
SCALE: 1/16" = 1'-0"



3 SOUTH-FACING ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST-FACING ELEVATION (SERVICE AREA)
SCALE: 1/16" = 1'-0"



KEY PLAN
REFERENCE NORTH

revisions
NO. DESCRIPTION
DATE

EXTERIOR ELEVATIONS

A-400

PROJECT NO. 101