

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 A. Jones*  
Diane Schwartz Jones, Administrator

Read for a second time at a public hearing on November 18, 2019.

By order *Diane A. Jones*  
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This Resolution was read the third time and was Adopted, Adopted with amendments, Failed, Withdrawn, by the County Council  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 A. Jones*  
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:

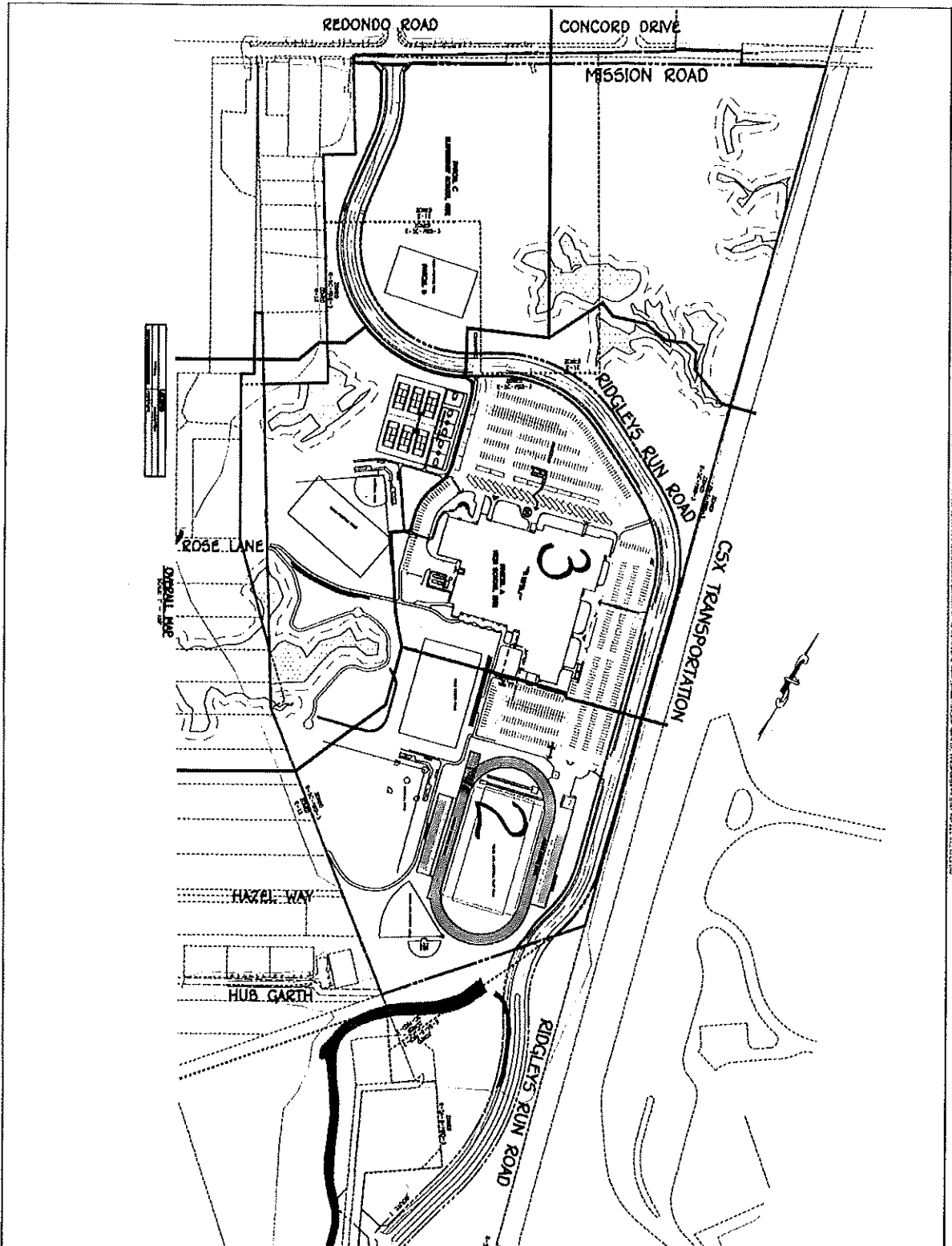
- 23           1. Reduction of the 30-foot building restriction line and use setback to 10-feet for parking,  
24           as shown in the attached Exhibit C;
- 25           2. Reduction of the 30-foot building restriction line and use setback from the minor  
26           collector public right-of-way 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

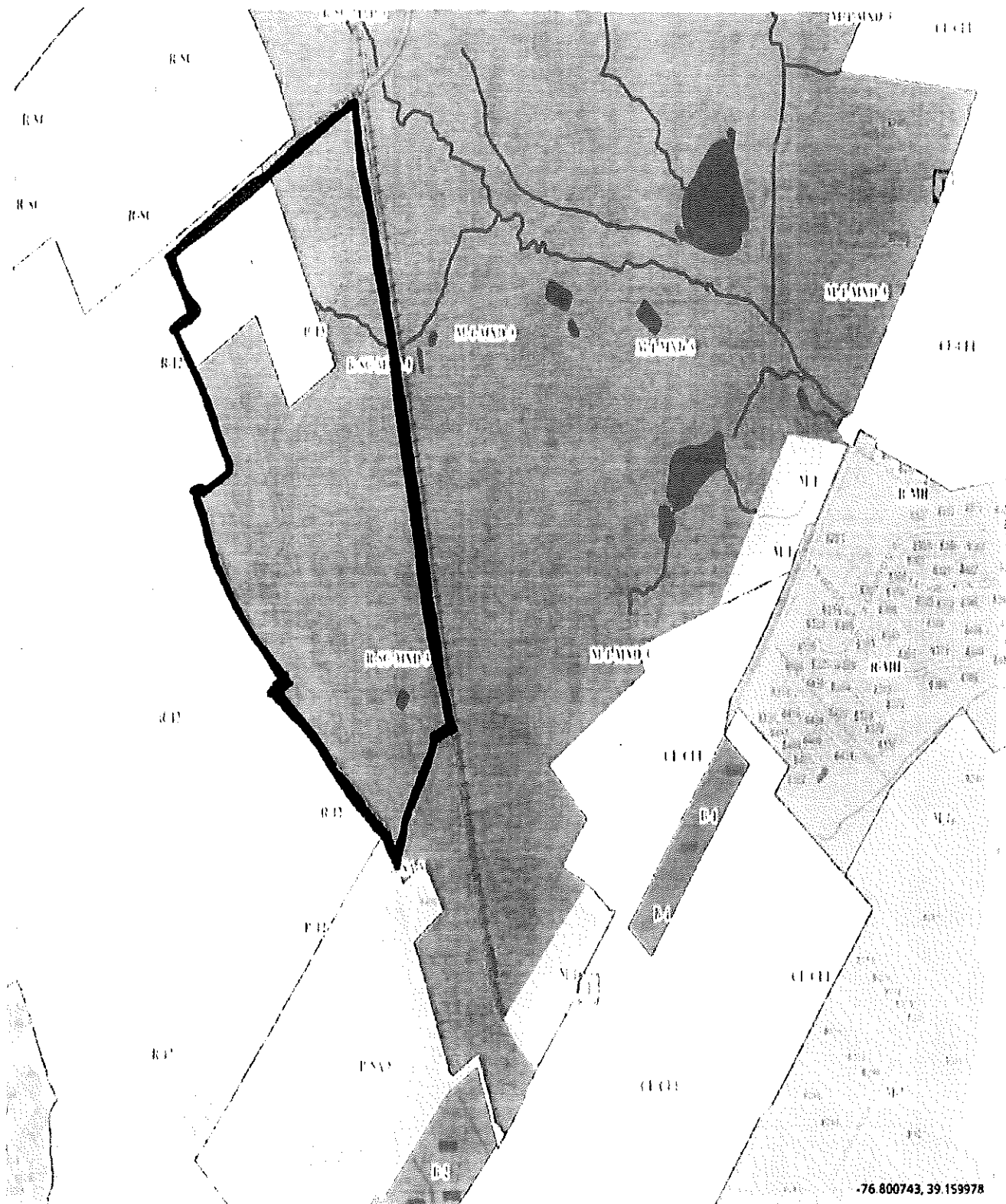
11           **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
12 Maryland, this 2<sup>nd</sup> day of December, 2019 that, for the 13<sup>th</sup> high school and the public road,  
13 parking areas, sports fields, fences, and bleachers to be constructed on the Property, it 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.

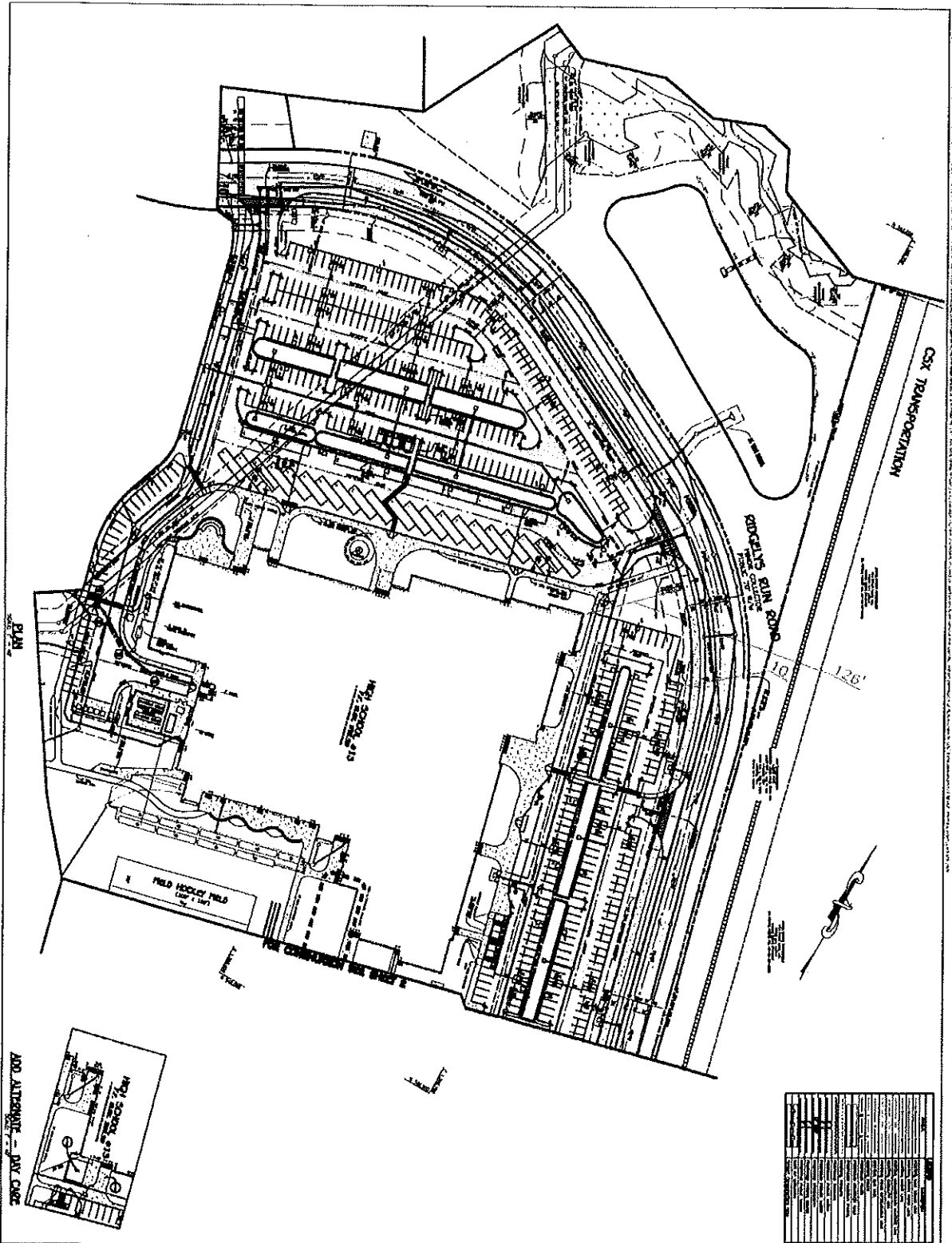


1	OVERALL PLAN	<p>High School #13 JESSUP, MARYLAND HOWARD COUNTY PUBLIC SCHOOL SYSTEM</p>	<p>FERREL COLLINS &amp; CARTER, INC. 2000 Pennsylvania Avenue, Suite 1000 Washington, D.C. 20004 P.O. Box 1000</p>	<p>fc a architects</p>
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# Exhibit B

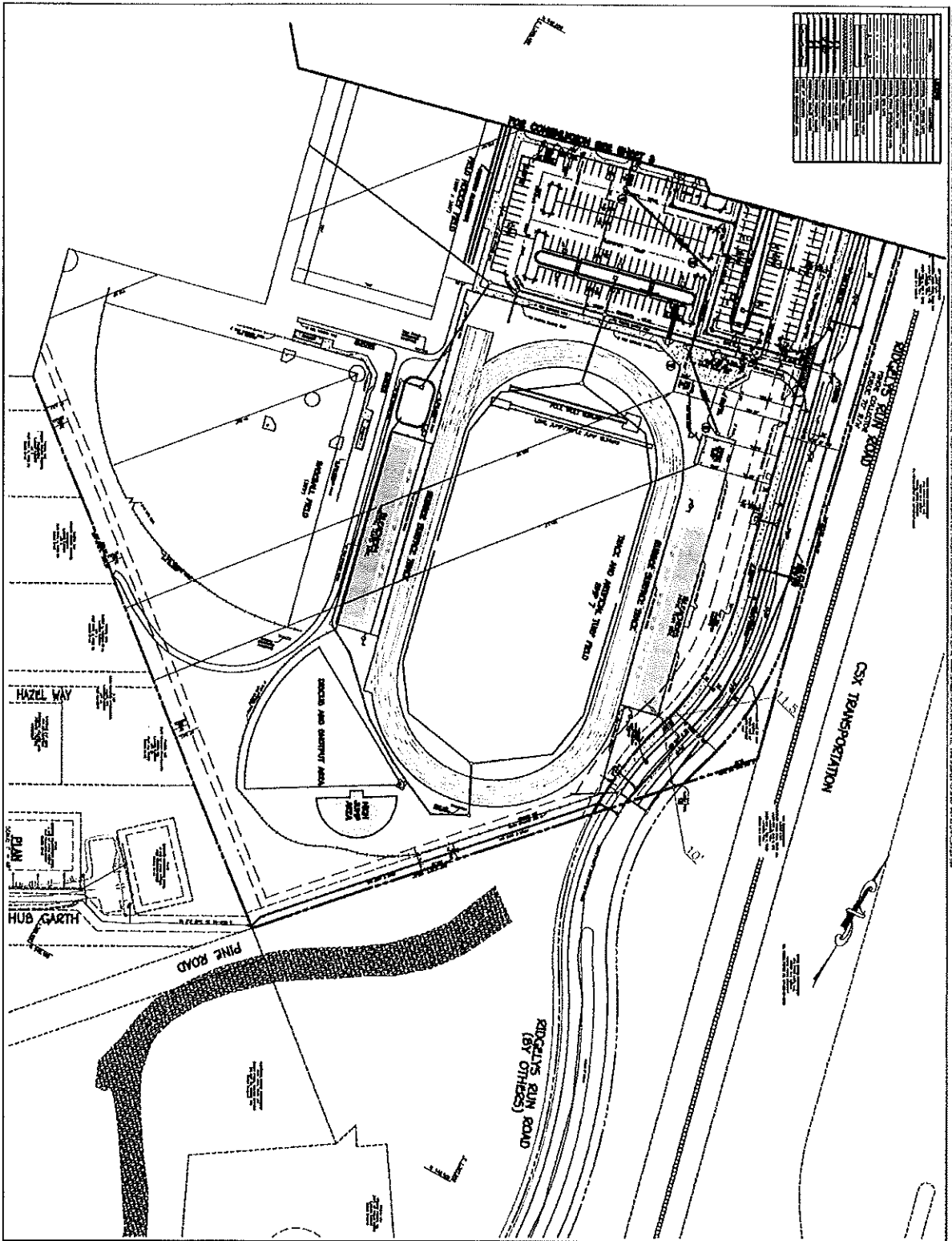


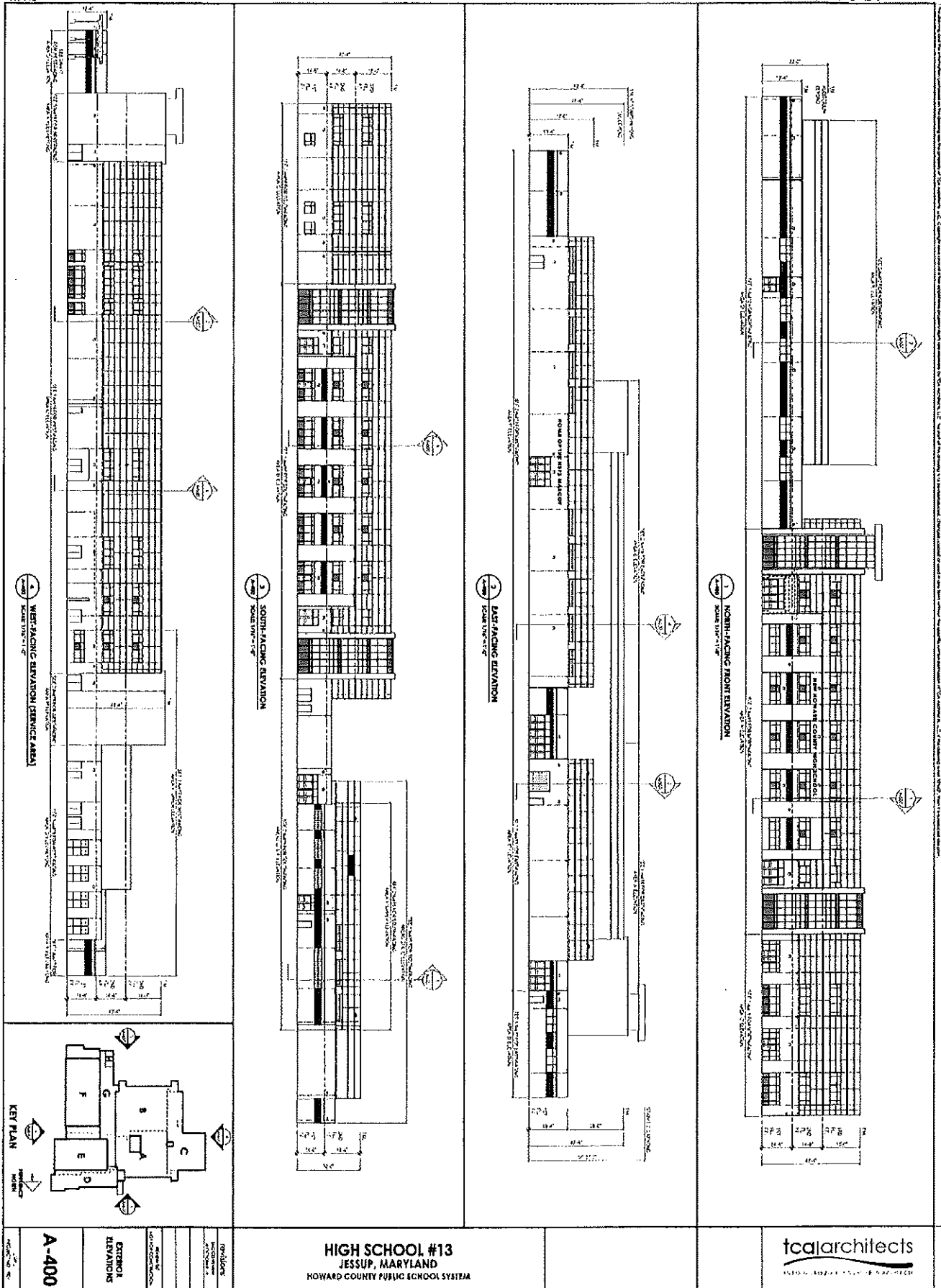
# Exhibit C



<p>3</p>	<p>VARIANCE PLAN</p>	<p><b>High School #13</b>          JESSUP, MARYLAND          HOWARD COUNTY PUBLIC SCHOOL SYSTEM</p>	<p><b>PERKINS, COLLINS &amp; MITCHELL, INC.</b>          1000 RICHMOND CENTER DRIVE, SUITE 200          FALLS CHURCH, VA 22046          (703) 441-1000</p>	<p><b>tca architects</b>          1000 RICHMOND CENTER DRIVE, SUITE 200          FALLS CHURCH, VA 22046          (703) 441-1000</p>
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# Exhibit D





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

**tcalarchitects**  
 ARCHITECTS

**A-400**  
 EXTERIOR ELEVATIONS  
 DATE: 10/15/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



CR 145

**Sayers, Margery**

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**From:** Becky McKirahan <Becky@TacoBird.com>  
**Sent:** Monday, November 18, 2019 9:38 AM  
**To:** CouncilMail  
**Subject:** CR 145 Testimony  
**Attachments:** CR 145 Testimony- Becky McKirahan- Why Not Jessup.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

Please find my attached testimony for CR 145.

*Becky McKirahan*  
*Why Not Jessup?*



November 18, 2019

Since January of 2018, Why Not Jessup has worked hard to come together as a strong community and advocate for High School #13. Through ‘Why Not Jessup’ and ‘Ridgely’s Run Community Center’ Facebook groups, we have over 400 people actively engaged.

On the table this evening is Council Resolution CR145-2019

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.

Our understanding is that this is another step in the process of construction process. We fully support this Resolution and ask for the Councils full support of it also.

As a community, we feel it is imperative to follow the progress of fulfilling the Board of Education’s vote in March 2018 to open HS #13 in Jessup. Our county needs the school to open on time, to alleviate the severe overcrowding in our schools and we appreciate your support.

Thank you for all you do!

Becky McKirahan

Why Not Jessup?



November 18, 2019

Councilwoman Mercer-Rigby  
Howard County Council  
George Howard Building  
3430 Court House Drive  
Ellicott City, MD 21043

RE: Testimony Statement

Council Resolution No. 145 – 2019 granting variance for government uses from the use setbacks and height requirements for the 13<sup>th</sup> high school and ancillary roads, parking, sports fields, fences and bleachers to be constructed on Property located along Mission Road in Jessup, Howard County, Md.

Ms. Mercer-Rigby:

The Office of School Construction of the Howard County Public School system is proposing to construct the 13<sup>th</sup> high school on property located along Mission Road in Jessup, Maryland. The high school will be the fourth iteration of our prototype design, previously constructed for Long Reach HS, Reservoir HS, and Marriotts Ridge HS. The facility is being designed for 1,658 students as a 3-story high school.

The property acquired by the County for the purposes of two schools, one high school and one elementary school, is 77.10 acres. The property includes four wetland areas and is to include a public road which will run from US Route 1 to Mission Rd. A portion of the site is within the R-12 Zoning District and a portion is within the R-SC-MXD-3 Zoning District. The high school, including site amenities fall within the R-SC-MXD-3 Zoning District, which require a 30-foot structure and use setback from rear property line and from minor collector road, and limits the height of a principal structure to 34-feet.

Due to the property limitations, the usable acreage is reduced to 58 acres and requires the request for a variance from both the use setback and height requirements. The reduction of the use setback of the 30-foot building restriction to 10-feet will allow for the construction of parking, fencing, and a reduction to 11-feet for the bleachers at the stadium. The increase of the height restrictions from 34-feet for the principal structure to 47-feet, 4-inches will allow the construction of the overall 3-story building, and an increase to 58-feet, 2.5-inches will allow for the construction of the front entrance stair tower.

Thank you for the opportunity to provided testimony to you on this request. I would be happy to address any questions you may have on this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Lubeley".

Daniel Lubeley  
Acting Director  
Capital Planning and Construction

cc: Mr. Scott Washington

Capital Planning and Construction • 9020 Mendenhall Court • Suite C • Columbia, MD 21045 • 410-313-6600 • www.hcps.org



HOWARD COUNTY COUNCIL  
AFFIDAVIT OF AUTHORIZATION  
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, BRENT LOUFELESS, have been duly authorized by  
*(name of individual)*

PTACHE to deliver testimony to the  
*(name of nonprofit organization or government board, commission, or task force)*

County Council regarding CR 145-2019 to express the organization's  
*(bill or resolution number)*

support for / opposition to / request to amend this legislation.  
*(Please circle one.)*

Printed Name: BRENT LOUFELESS

Signature: Brent Loufeless

Date: 11/18/2019

Organization: PTACHE

Organization Address: 5451 Beaverkill, Columbia MD

Number of Members: 25,000K

Name of Chair/President: BRENT LOUFELESS

*This form can be submitted electronically via email to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.*