## County Council Of Howard County, Maryland

2014 Legislative Session

## Resolution No. 73 -2014

Introduced by: The Chairperson at the request of the County Executive

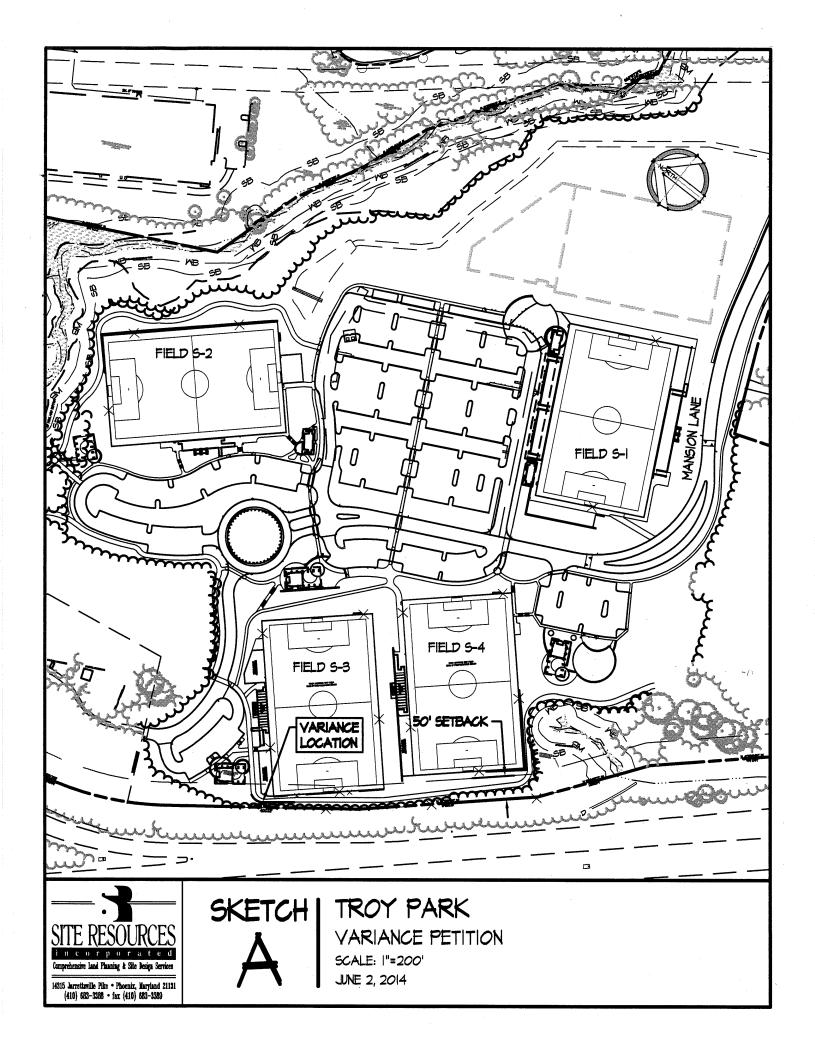
A RESOLUTION pursuant to Sections 16.301 and 16.200(a) of the Howard County Code, granting a variance for government uses from the structure and use setback for a proposed retaining wall at Troy Park.

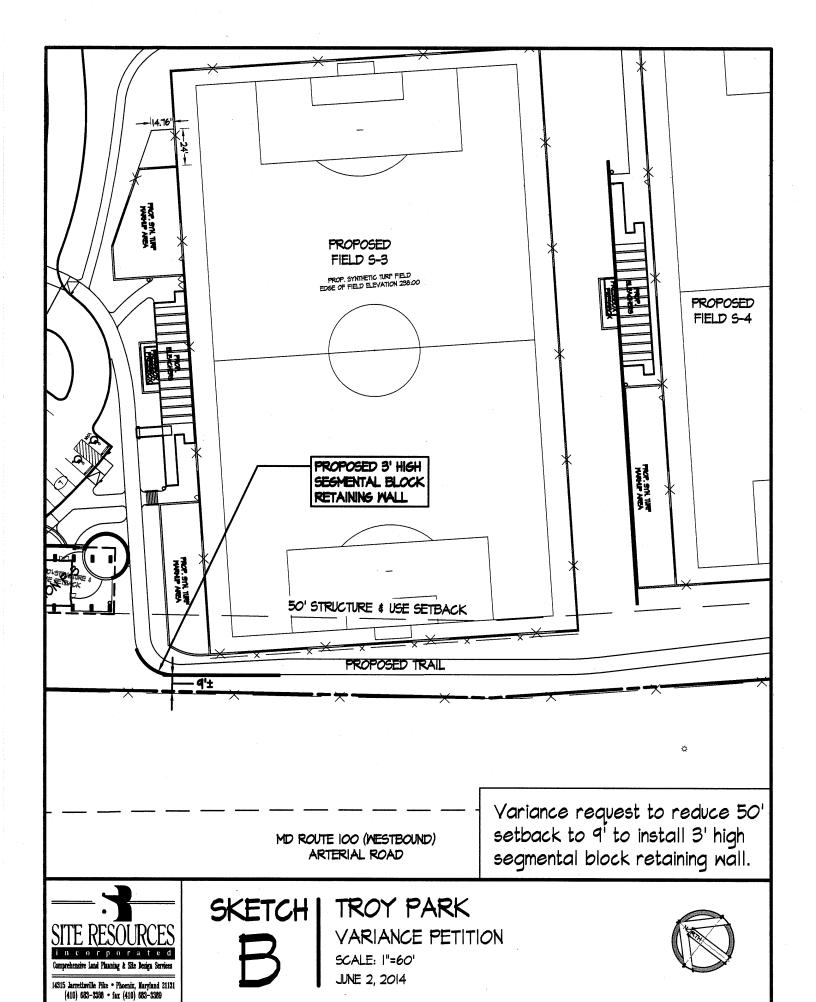
NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.

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 athletic field S-3 and a fence,
7	with attached netting around the field (collectively, the "athletic field" as shown in the
8	attached "Sketch A"), as part of Troy Park; and
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10	WHEREAS, the site is zoned M-1 (Manufacturing: Light), a category that
11	imposes a 50-foot structure and use setback (building restriction line) from a public street
12	right of way; and
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14	WHERERAS, the MD Route 100 Ramp to Interstate 95 is adjacent to the
15	location of the proposed athletic field; and
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17	WHEREAS, on or about January 6, 2014, the County Council passed Council
18	Resolution No. 168-2013 that approved a variance from the structure and use setback
19	from a public street right of way for the construction of the athletic field approximately
20	28 feet into the setback area; and
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22	WHEREAS, as part of the construction of the athletic field, a retaining wall
23	needs to be constructed as shown in the attached "Sketch B"; and
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25	WHEREAS, accordingly, the County proposes to encroach approximately 41 feet
26	into the 50-foot building restriction line for the retaining wall; and
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28	WHEREAS, the County requests a variance from the strict application of the 50-
29	foot building restriction line in order to construct the retaining wall approximately 41 feet
30	into the setback area; and
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1	WHEREAS, the County Council finds that the proposed variance from the
2	setback (building restriction line) requirements of the M-1 district for this governmental
3	purpose is within the spirit and intent of the Zoning Regulations and is in the public
4	interest.
5	
6	NOW, THEREFORE, BE IT RESOLVED by the County Council of Howard
7	County, Maryland this, 2014 that, for the construction of a
8	retaining wall at Troy Park, as shown in the attached Sketch B, it grants a variance from
9	the required 50-foot structure and use setback to be 9 feet in the M-1 Zoning District.
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