

# County Council Of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 2

## Resolution No. 37 -2026

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

Short title: Height Variance- Elkridge Community Center and 50 Plus Center

Title: A RESOLUTION pursuant to Sections 16.301(c) and 16.200(a) of the Howard County Code, granting a variance for government uses from certain height requirements for the construction of the Elkridge Community Center and 50 Plus Center located at 6365, 6371, and 6379 Old Washington Road.

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Introduced and read first time \_\_\_\_\_, 2026.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Read for a second time at a public hearing on \_\_\_\_\_, 2026.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted\_\_\_\_, Adopted with amendments\_\_\_\_, Failed\_\_\_\_, Withdrawn\_\_\_\_, by the County Council on \_\_\_\_\_, 2026.

Certified By \_\_\_\_\_  
Michelle Harrod, 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(c) 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; and  
4

5           **WHEREAS**, Capital Project C-0375 – Elkridge Community Center and 50 Plus Center  
6 (the “Project”), was approved to include the design and construction of capital improvements on  
7 County Property located at 6365, 6371 and 6379 Old Washington Road; and  
8

9           **WHEREAS**, the Project consists of the construction of a new, approximately 72,000  
10 gross square-foot recreation center with classrooms, studios, social spaces, daycare, playgrounds,  
11 courts, skatepark and gymnasium in addition to the 50 Plus Center and associated parking; and  
12

13           **WHEREAS**, the gymnasium being constructed as part of this Project will be 48 feet in  
14 height and the building height was minimized to the maximum extent practical, given site  
15 conditions and facility operational needs; and  
16

17           **WHEREAS**, the County Property is zoned R-SC (Residential: Single Cluster) District  
18 which imposes a height limitation of 34 feet for principal structures; and  
19

20           **WHEREAS**, the gymnasium portion of the Project will exceed the height limitation for  
21 principal structures on the County Property, as shown in the attached Exhibit; and  
22

23           **WHEREAS**, the County requests a variance from the strict application of the 34-foot  
24 height limitation; and  
25

26           **WHEREAS**, the County requests that the height limitation be 48-feet high in order to  
27 accommodate the gymnasium, as shown in the attached Exhibit; and  
28

29           **WHEREAS**, the County Council finds that the proposed variance from the height  
30 requirements of the R-SC (Residential: Single Cluster) zoning district for this governmental  
31 purpose is within the spirit and intent of the Zoning Regulations and is in the public interest.

1  
2  
3  
4  
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**NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County, Maryland this \_\_\_\_ day of \_\_\_\_\_, 2026 that, for the construction of the Elkridge Community Center and 50 Plus Center, as shown in the attached Exhibit, it grants a variance from the 34-foot height limitation for principal structures in the R-SC (Residential: Single Cluster) Zoning District and that the new height limitation shall be 48-feet.

GENERAL NOTES

REFERENCE KEYNOTES

SHEET NOTES

DESIGN DEVELOPMENT	OCT 03 2025
Rev.	Description
	Date

SHEET LEGEND

WA-1 TERRACOTTA COLORS

- TERRACOTTA - BLUE
- TERRACOTTA - GREEN
- TERRACOTTA - WHITE
- TERRACOTTA - DARK GRAY

WA-2 CONCRETE

- CONCRETE

ARCHITECT OF RECORD  
NUMBER

Drawing Title:

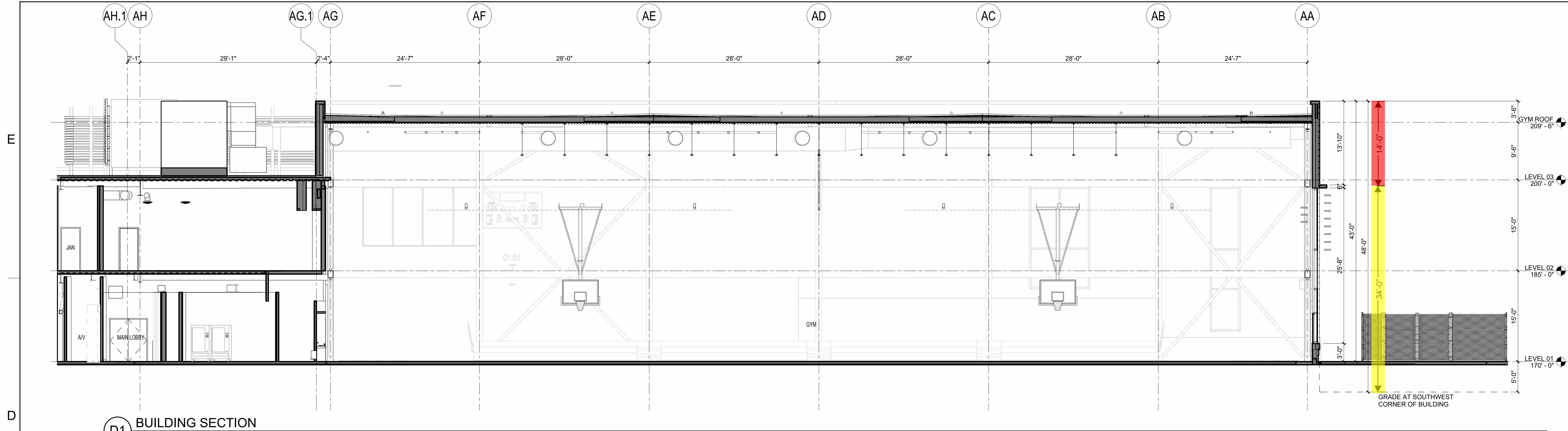
EXTERIOR ELEVATIONS

CannonDesign Project No.: 007382.02  
Howard County Project No.: C0375-9000

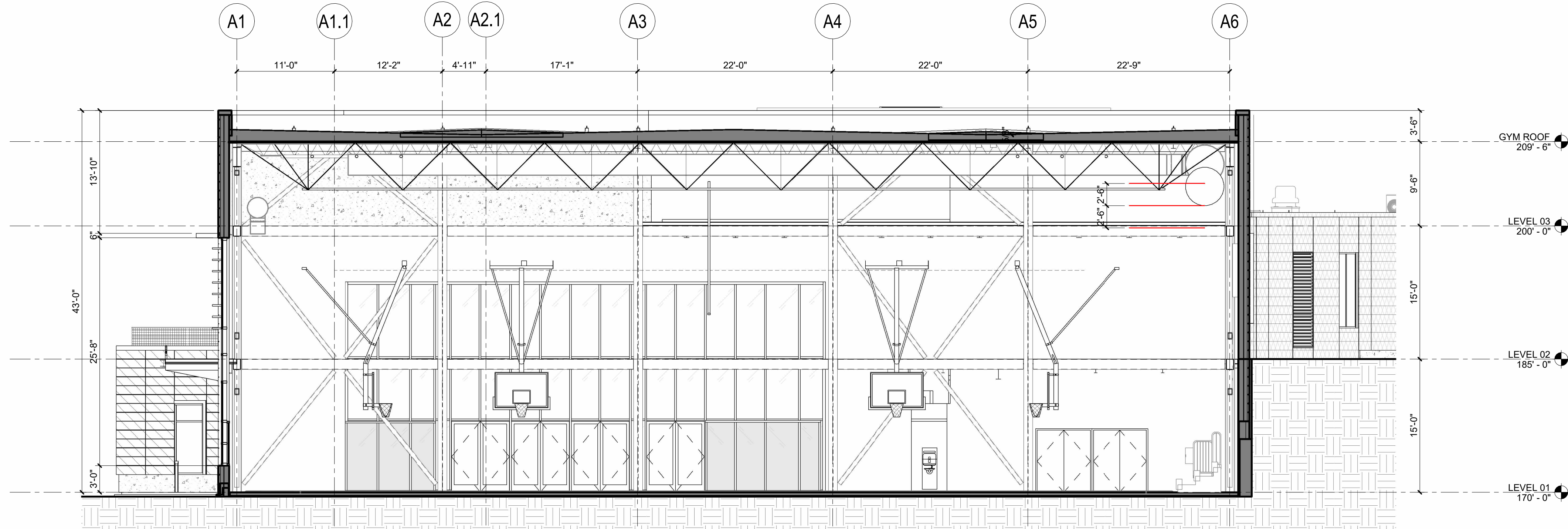
A0305



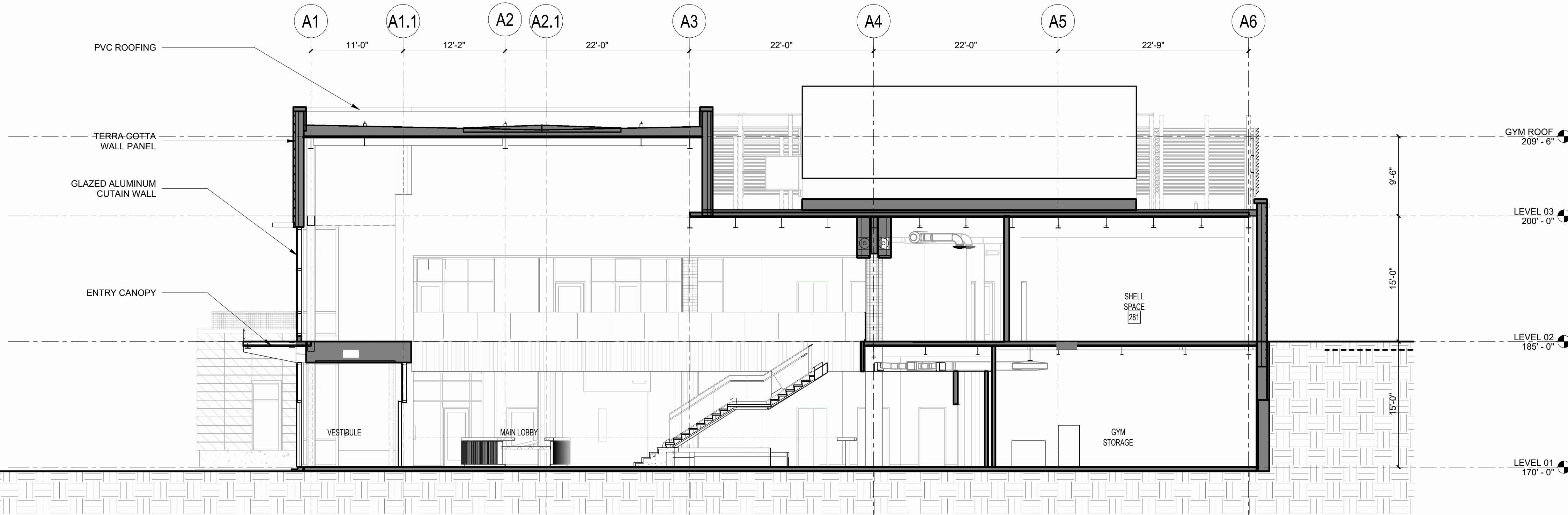
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1/14/2026 3:17:32 PM



D1 BUILDING SECTION  
1/8" = 1'-0"



B1 BUILDING SECTION  
1/8" = 1'-0"



A1 BUILDING SECTION  
1/8" = 1'-0"

## GENERAL NOTES

## REFERENCE KEYNOTES

## SHEET NOTES

## SHEET LEGEND

## ELKRIDGE COMMUNITY & 50 PLUS CENTER

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Philadelphia, PA 19106  
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**Convergent Technologies Design Group, Inc.**  
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DESIGN DEVELOPMENT OCT 03 2025

Rev. Description Date

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM THE DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NUMBER: 22206  
EXPIRATION DATE: 12/17/2026

ARCHITECT OF RECORD  
NUMBER

Drawing Title:

## BUILDING SECTIONS

CannonDesign Project No.: 007382.02  
Howard County Project No.: C0375-9000

# A0331