

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This Resolution was read the third time and was Adopted\_\_\_\_, Adopted with amendments\_\_\_\_, Failed\_\_\_\_, Withdrawn\_\_\_\_, by the County Council on \_\_\_\_\_, 2026.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

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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

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29           **WHEREAS**, the County Council finds that the proposed variance from the height

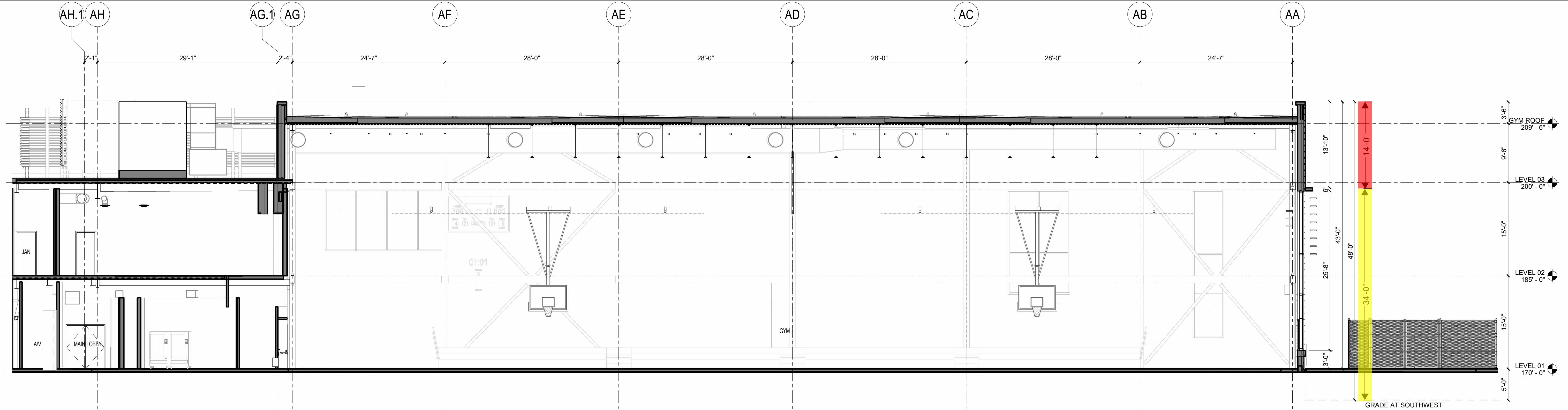
30 requirements of the R-SC (Residential: Single Cluster) zoning district for this governmental

31 purpose is within the spirit and intent of the Zoning Regulations and is in the public interest.

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



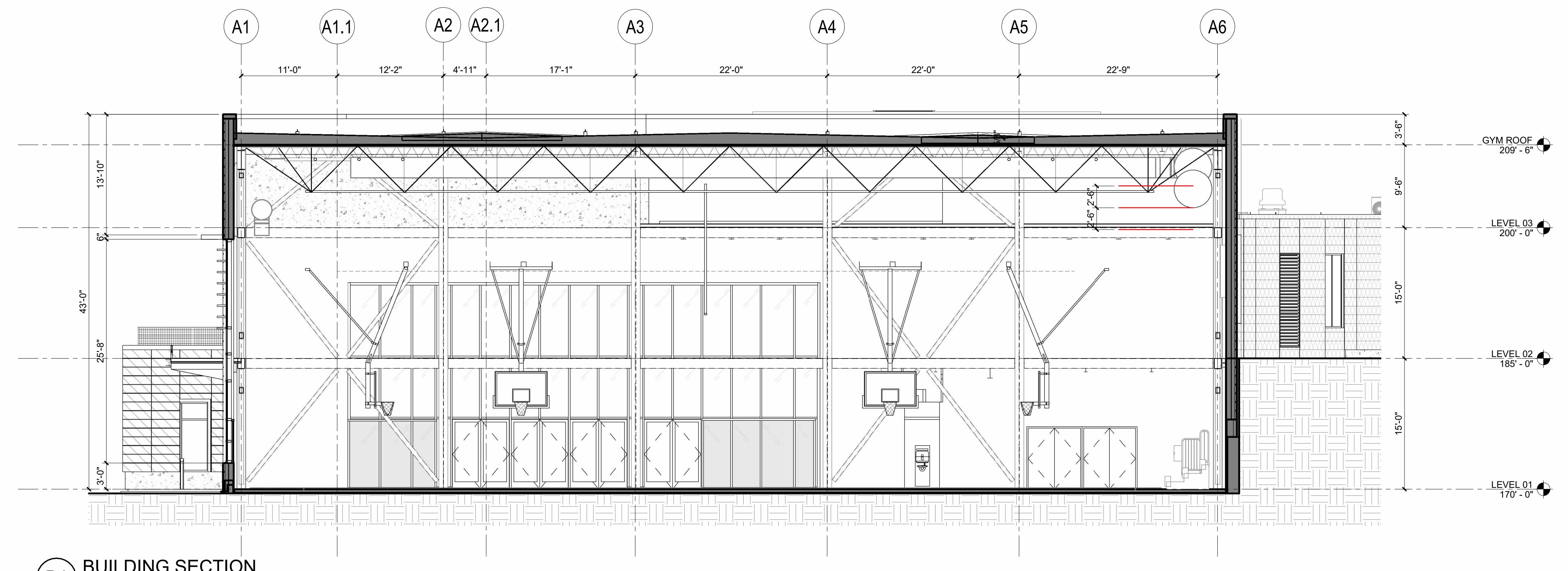
GENERAL NOTES



D1 BUILDING SECTION

1/8" = 1'-0"

REFERENCE KEYNOTES



B1 BUILDING SECTION

1/8" = 1'-0"

SHEET NOTES

DESIGN DEVELOPMENT OCT 03 2025  
Rev. Description Date

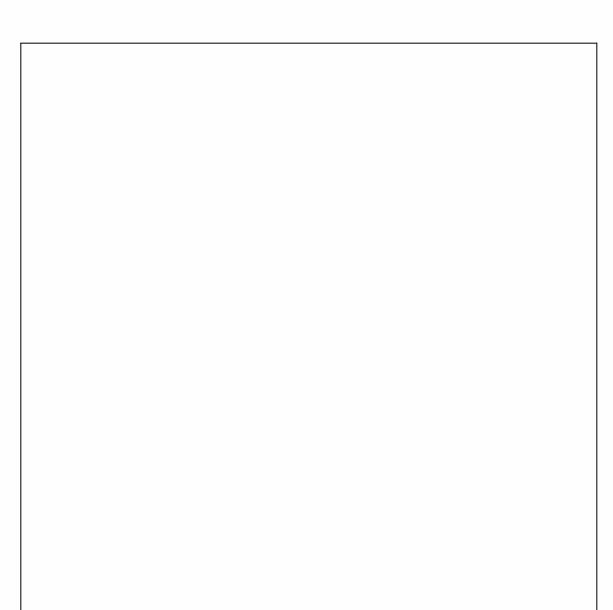
1/8" = 1'-0"

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

SHEET LEGEND



ARCHITECT OF RECORD  
NUMBER

Drawing Title:

BUILDING SECTIONS

Cannondesign Project No.: 007382-02  
Howard County Project No.: C0375-9000

A0331