

County Council Of Howard County, Maryland

2009 Legislative Session

Legislative Day No. **8**

Resolution No. 66-2009

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

A RESOLUTION pursuant to Section 16.301 of the Howard County Code, granting a variance from the height requirements at the Miller Branch Library located at 9421 Frederick Road in Ellicott City.

Introduced and read first time _____, 2009.

By order _____
Stephen LeGendre, Administrator

Read for a second time at a public hearing on _____, 2009.

By order _____
Stephen LeGendre, Administrator

This Resolution was read the third time and was Adopted____, Adopted with amendments____, Failed____, Withdrawn____, by the County Council on _____, 2009.

Certified By _____
Stephen LeGendre, 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 County has proposed the construction of a new Miller Branch Library
6 to be constructed adjacent to the existing Miller Branch Library, and illustrations and elevations
7 are attached as Exhibits 1 through 6, respectively; and
8

9 **WHEREAS**, the site is zoned R-20 (Residential: Single), a category that imposes a
10 height limitation of 34 feet for principal structures; and
11

12 **WHEREAS**, after looking at the building program and site constraints that include
13 environmental features such as a floodplain and stream buffer, it was determined that the new
14 Miller Branch Library should be a multi-level structure in order to accommodate the land
15 development requirements and to maintain more of the property for landscaping, forest
16 conservation and open space; and
17

18 **WHEREAS**, proposed plans currently call for that section of the building closest to
19 Frederick Road to be sunk up to 3 feet to reduce the perception of building height from Frederick
20 Road; and
21

22 **WHEREAS**, even with a portion of the building sunk by 3 feet, the current height
23 limitations in the R-20 Zoning District interfere with the proposed Miller Branch Library
24 construction as a multi-level structure; and
25

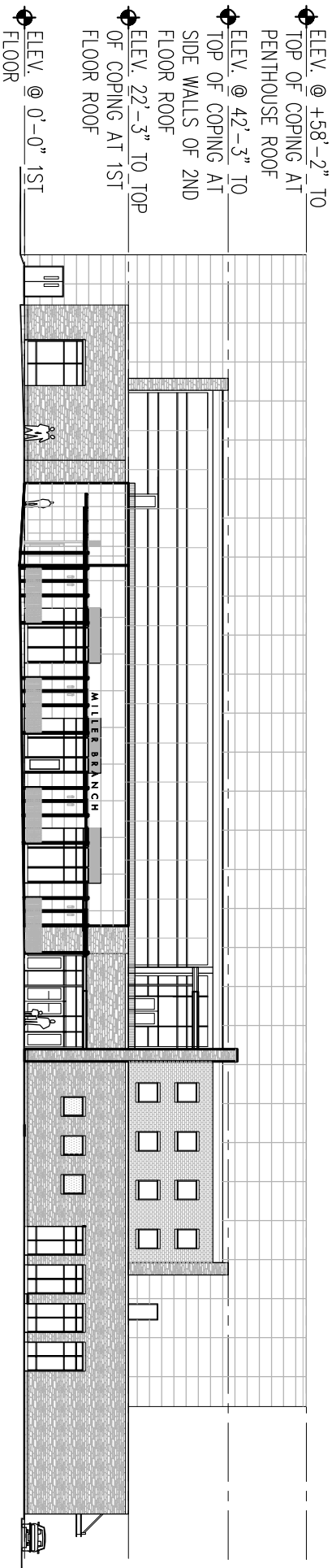
26 **WHEREAS**, the County requests a variance from the strict application of the 34-foot
27 height limitation to a 45-foot height limitation in order to accommodate the 45 foot stone bridge
28 wall and the 42 foot, 3 inch height of the second floor, as shown in the attached Exhibit 3; and
29

30 **WHEREAS**, the “mechanical penthouse” portion of the building will still extend above
31 45 feet as shown in the attached Exhibit 3; and

1 **WHEREAS**, the “mechanical penthouse” only covers 17% of the total roof area, as
2 shown in the attached Exhibit 4, and, according to Section 128.A.3.b. of the Zoning Regulations,
3 is exempt from height limitations; and
4

5 **WHEREAS**, the County Council finds that the proposed variance from the height
6 requirements of the R-20 district for this governmental purpose is within the spirit and intent of
7 the Zoning Regulations and is in the public interest.
8

9 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
10 Maryland, this ____ day of _____, 2009 that, for the construction of the new Miller
11 Branch Library, it grants a variance to increase the 34-foot height requirement to be 45 feet.



SOUTH ELEVATION

NOT TO SCALE

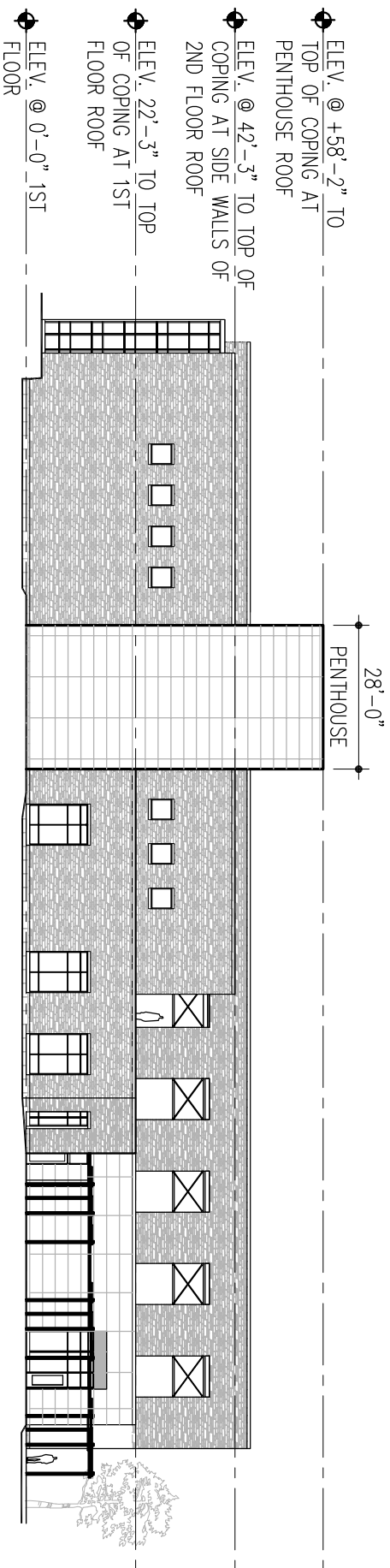
1

CHARLES E. MILLER BRANCH & HISTORICAL CENTER
ELEVATION

NOT TO SCALE

G R I M M +
P A R K E R

A R C H I T E C T S



WEST ELEVATION

NOT TO SCALE

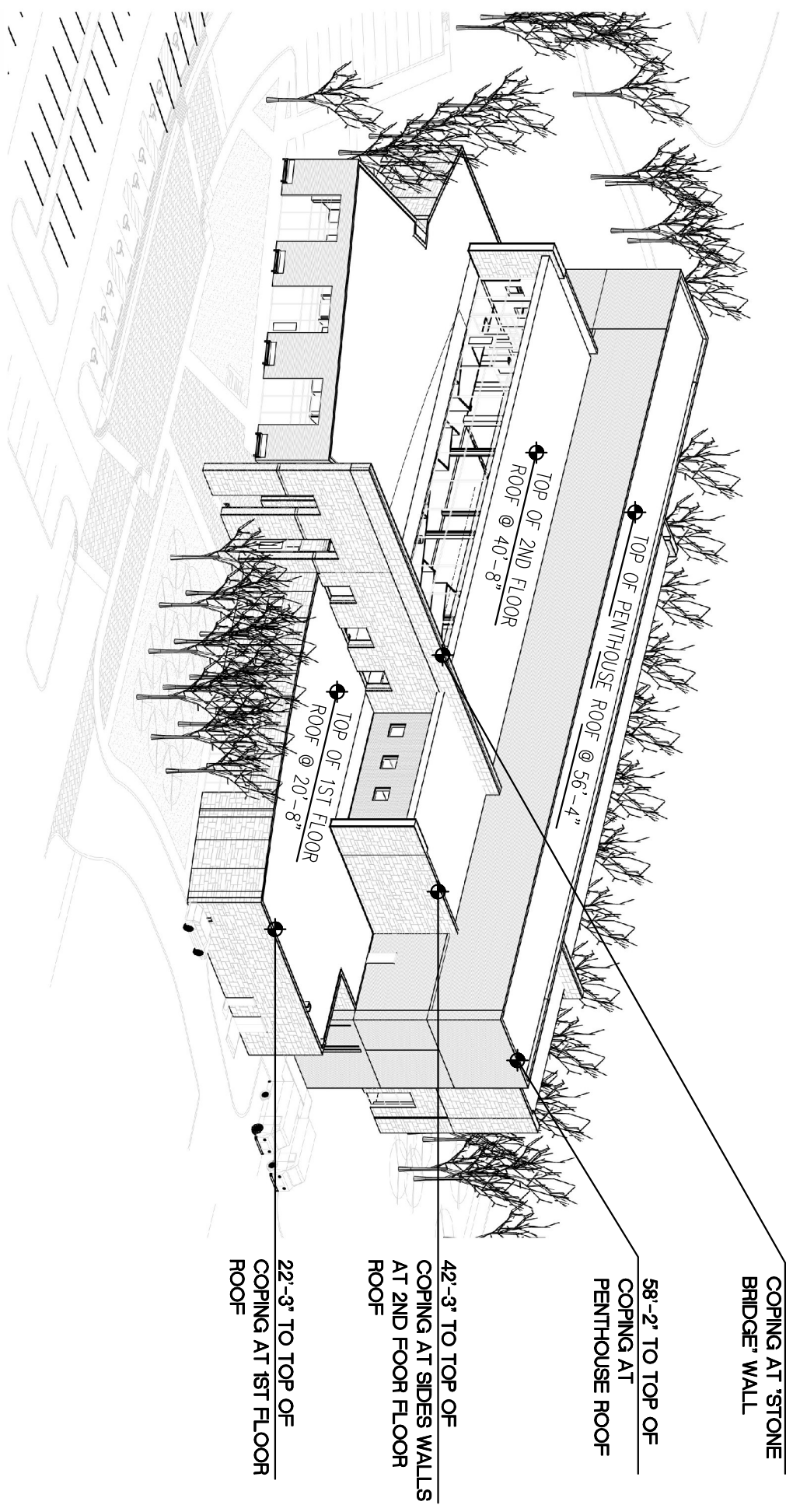
2

CHARLES E. MILLER BRANCH & HISTORICAL CENTER
ELEVATION

NOT TO SCALE

GRIMM+
PARKER

ARCHITECTS

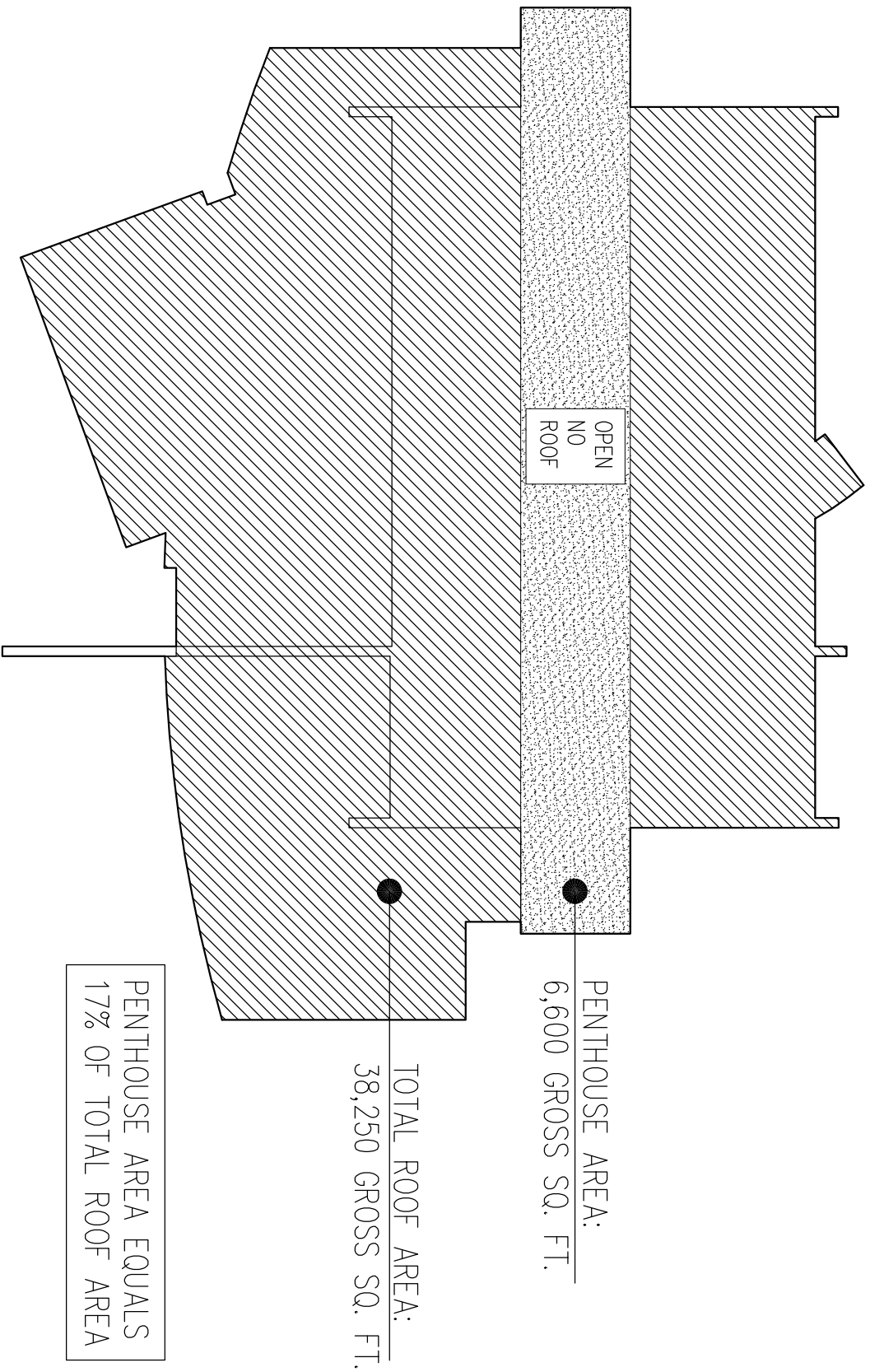


CHARLES E. MILLER BRANCH & HISTORICAL CENTER
 AXON, FOR ILLUSTRATION PURPOSES ONLY

NOT TO SCALE

GRIMM+
 PARKER

ARCHITECTS

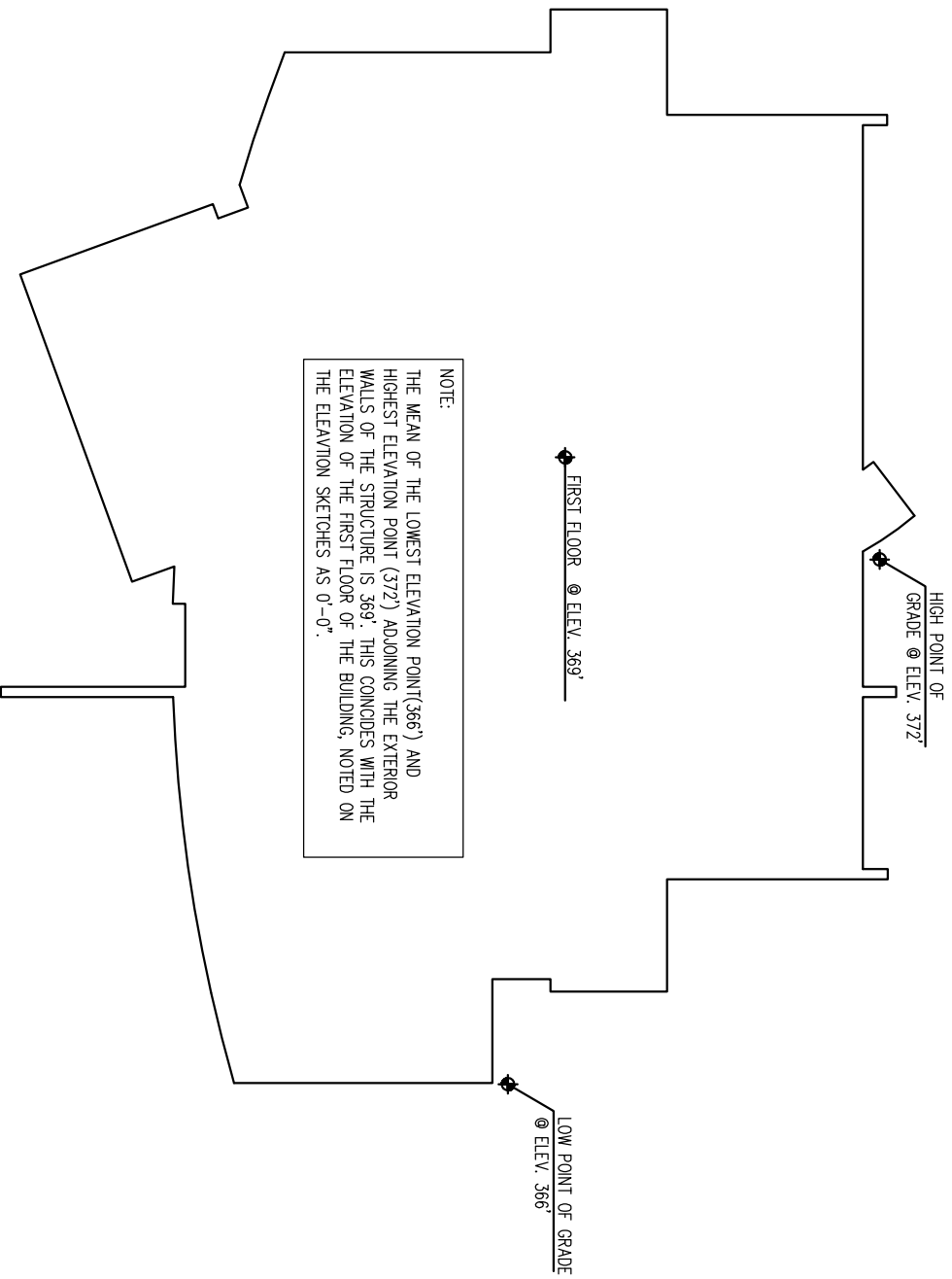


CHARLES E. MILLER BRANCH & HISTORICAL CENTER
ROOF PLAN

NOT TO SCALE

G R I M M +
P A R K E R

A R C H I T E C T S



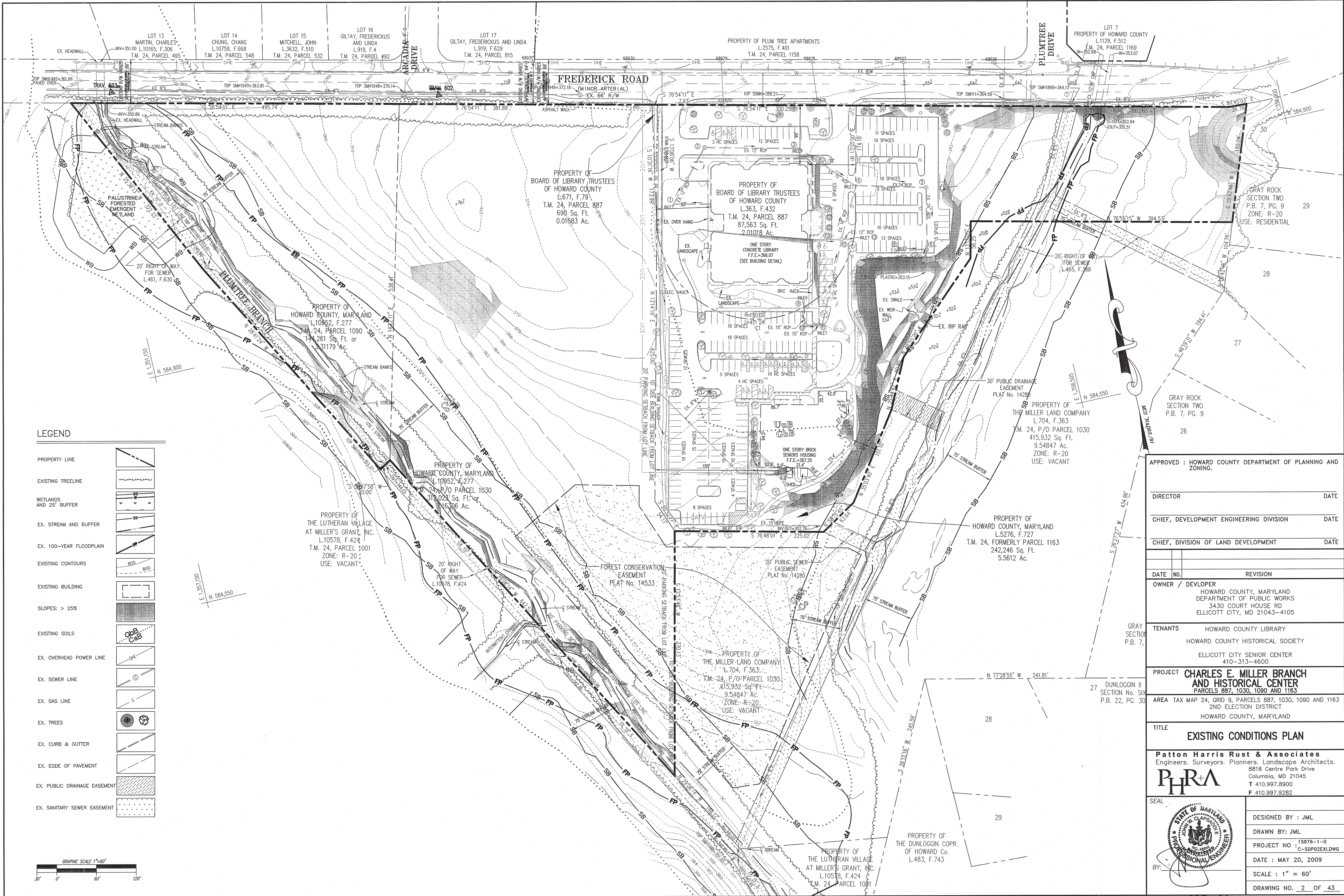
NOTE:
THE MEAN OF THE LOWEST ELEVATION POINT(366') AND
HIGHEST ELEVATION POINT (372') ADJOINING THE EXTERIOR
WALLS OF THE STRUCTURE IS 369'. THIS CONCIDES WITH THE
ELEVATION OF THE FIRST FLOOR OF THE BUILDING, NOTED ON
THE ELEVATION SKETCHES AS 0'-0".

CHARLES E. MILLER BRANCH & HISTORICAL CENTER
ELEVATION MARKINGS

NOT TO SCALE

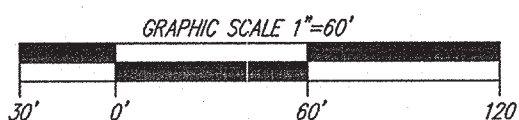
G R I M M +
P A R K E R

A R C H I T E C T S



LEGEND

- PROPERTY LINE
- EXISTING TREELINE
- WETLANDS AND 25' BUFFER
- EX. STREAM AND BUFFER
- EX. 100-YEAR FLOODPLAIN
- EXISTING CONTOURS
- EXISTING BUILDING
- SLOPES: > 25%
- EXISTING SOILS
- EX. OVERHEAD POWER LINE
- EX. SEWER LINE
- EX. GAS LINE
- EX. TREES
- EX. CURB & GUTTER
- EX. EDGE OF PAVEMENT
- EX. PUBLIC DRAINAGE EASEMENT
- EX. SANITARY SEWER EASEMENT



APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR

DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

DATE

DATE

NO.

REVISION

OWNER / DEVELOPER

HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
3430 COURT HOUSE RD
ELLICOTT CITY, MD 21043-4105

TENANTS

HOWARD COUNTY LIBRARY
HOWARD COUNTY HISTORICAL SOCIETY
ELLICOTT CITY SENIOR CENTER
410-313-4600

PROJECT

**CHARLES E. MILLER BRANCH
AND HISTORICAL CENTER**
PARCELS 887, 1030, 1090 AND 1163
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE

EXISTING CONDITIONS PLAN

Patton Harris Rust & Associates
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

SEAL

DESIGNED BY : JML
DRAWN BY: JML
PROJECT NO : 15976-1-0
C-SDP02EX1.DWG
DATE : MAY 20, 2009
SCALE : 1" = 60'
DRAWING NO. 2 OF 43