

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 July 6, 2009.

By order Stephen M. LeGendre
Stephen LeGendre, Administrator

Read for a second time at a public hearing on July 20, 2009.

By order Stephen M. LeGendre
Stephen LeGendre, Administrator

This Resolution was read the third time and was Adopted ☒, Adopted with amendments ☐, Failed ☐, Withdrawn ☐, by the County Council on July 30, 2009.

Certified By Stephen M. LeGendre
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

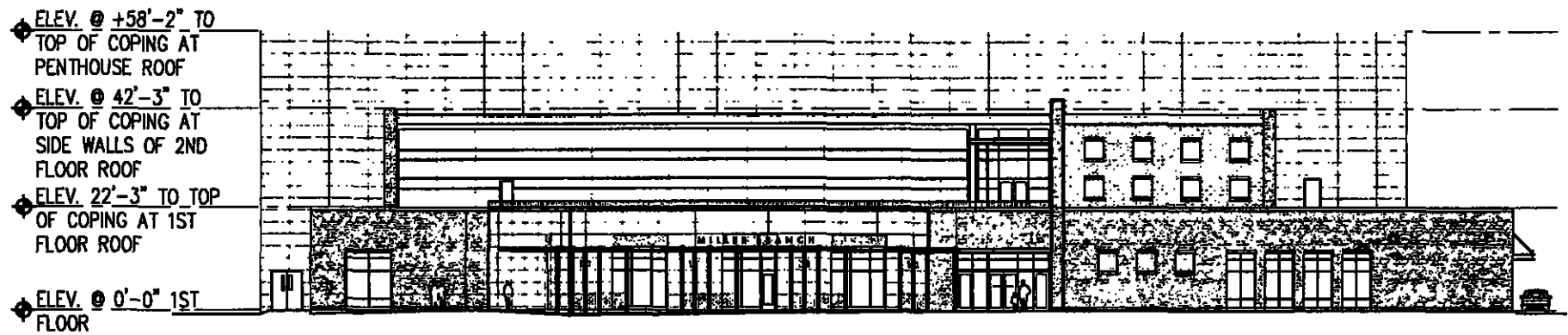
26 **WHEREAS**, the County requests a variance from the strict application of the 34-foot
27 height limitation to a 45-foot height limitation in order to accommodate the 45 foot stone bridge
28 wall and the 42 foot, 3 inch height of the second floor, as shown in the attached Exhibit 3; and
29

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 30th day of July, 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

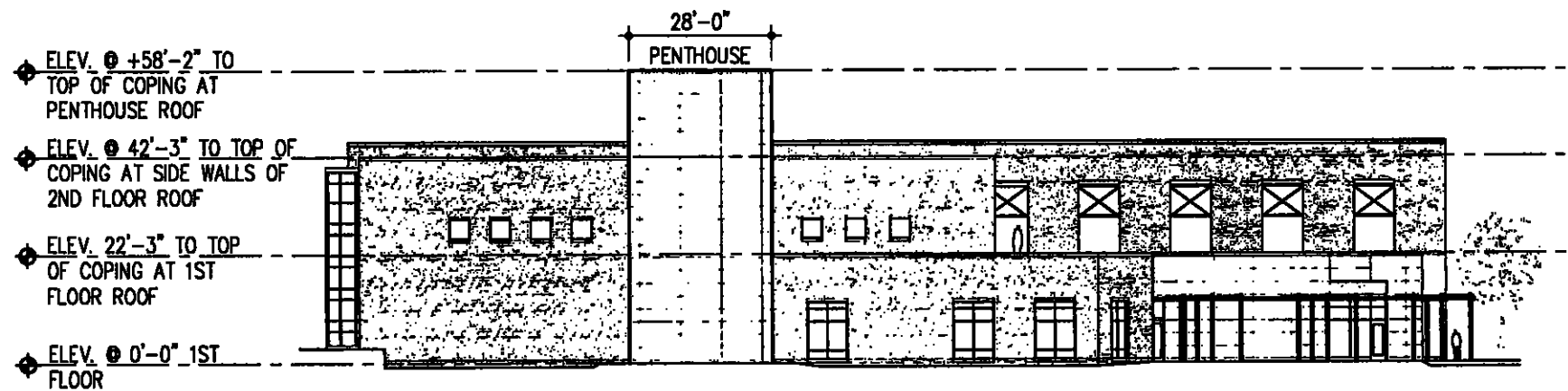
NOT TO SCALE

1

CHARLES E. MILLER BRANCH & HISTORICAL CENTER
 ELEVATION

NOT TO SCALE

GRIMM+
 PARKER
 ARCHITECTS



WEST ELEVATION

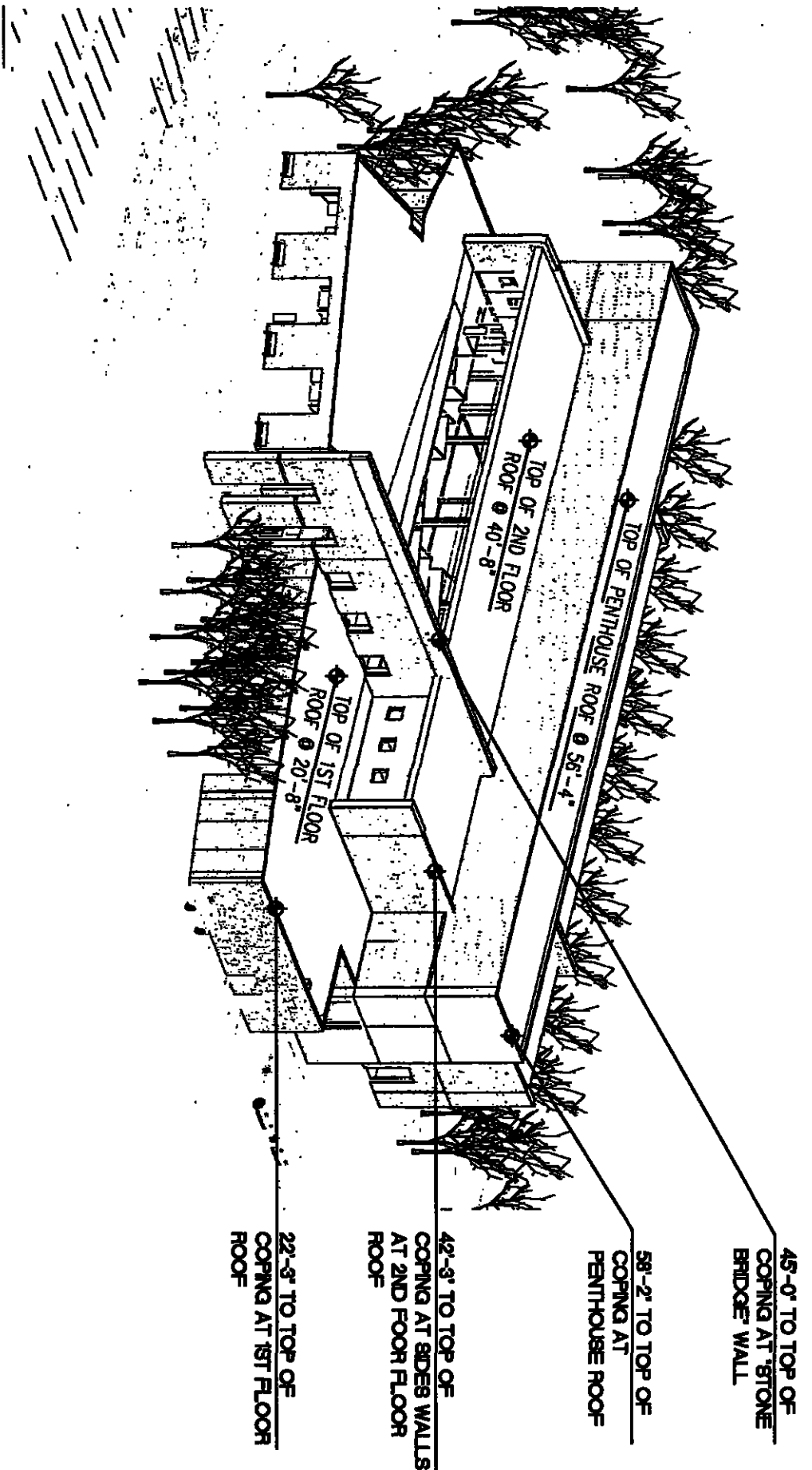
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2

CHARLES E. MILLER BRANCH & HISTORICAL CENTER
ELEVATION

NOT TO SCALE

GRIMM+
PARKER
ARCHITECTS

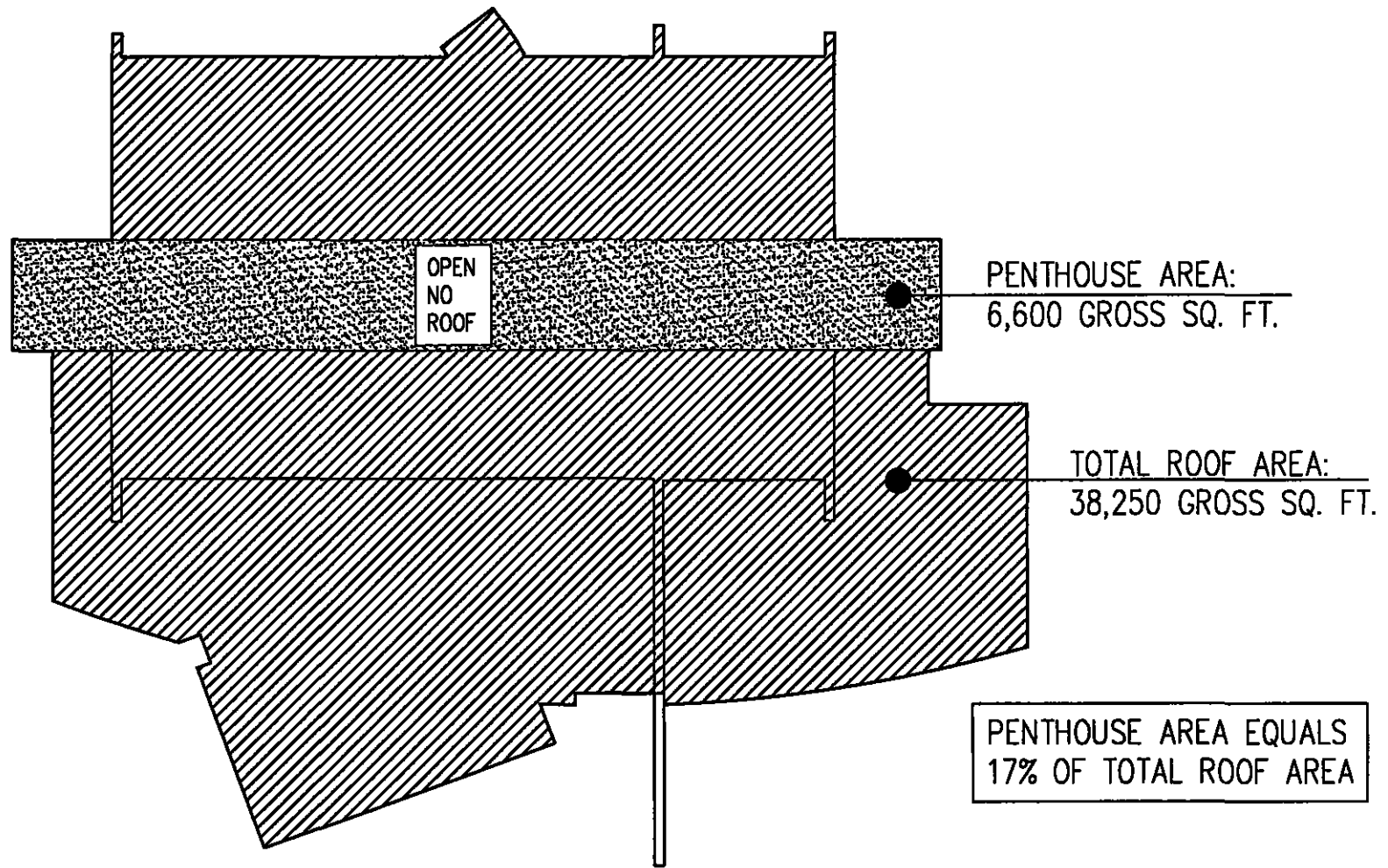


CHARLES E. MILLER BRANCH & HISTORICAL CENTER
AXON, FOR ILLUSTRATION PURPOSES ONLY

NOT TO SCALE

CRIMM
PARKER

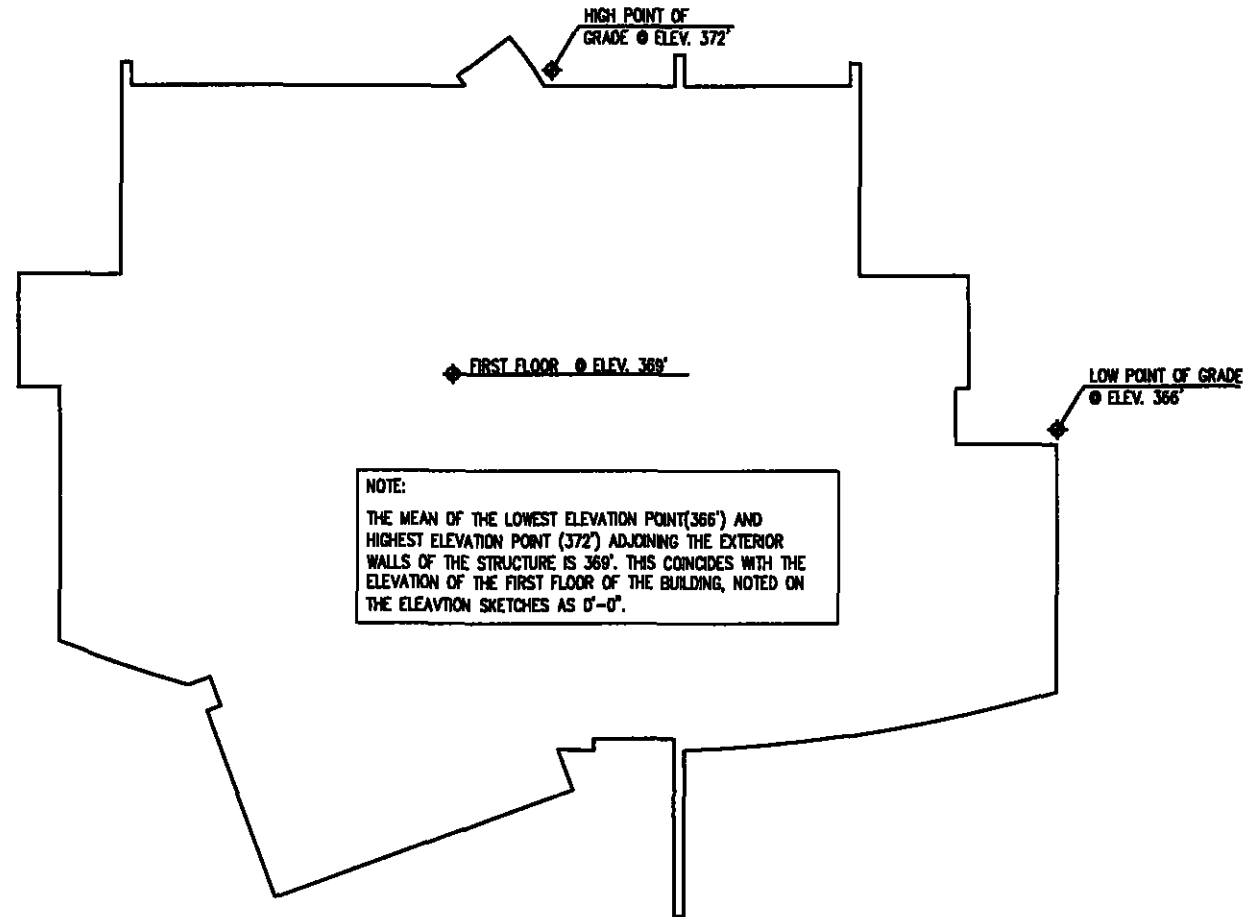
ARCHITECTS



CHARLES E. MILLER BRANCH & HISTORICAL CENTER
ROOF PLAN

NOT TO SCALE

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CHARLES E. MILLER BRANCH & HISTORICAL CENTER
ELEVATION MARKINGS

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