

Jennifer

  
**Howard County**  
*Internal Memorandum*

**Subject:** Testimony & Fiscal Impact Statement  
Council Resolution No. \_\_\_\_\_ - 2013 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 athletic field and fence at Troy Park.

**To:** Lonnie R. Robbins  
Chief Administrative Officer

**From:** James M. Irvin, Director *JMI*  
Department of Public Works

**Date:** November 21, 2013

The Department of Public Works has been designated coordinator for preparation of testimony relative to the above referenced Council Resolution granting a variance from the structure and use setback for a proposed athletic field and a fence around the field located adjacent to the MD Route 100 ramp to Interstate 95 within the M-1 (Manufacturing; Light) Zoning District.

The County proposes to reduce the required 50-foot setback in order to allow an approximate 28 foot encroachment for construction of an athletic field and surrounding fence. The elevation of the field had to be raised higher than originally designed to avoid costly excavation in sub-surface rock. Raising the field to address the rock concern caused a repositioning of the field into the setback area to eliminate 280 feet of an 8 foot high retaining wall. The athletic field will be 26 feet above the exit ramp and will not be visible from the ramp due to dense vegetation on the slope above the road. There will also be nets and landscape buffering to prevent balls from leaving the athletic field. Since the setback is to MD Route 100 and no offsite neighbors are affected, the County has requested a variance from the strict application of the 50-foot structure and use setback requirements for the construction of the proposed athletic field and fence.

The Department of Planning and Zoning has reviewed the request and has no objections to the approval of the variance.

The fiscal impact to the County of granting the variance is a savings of \$427,360.00.

Representatives of this department will be present at the public hearing to answer any questions or concerns. If you require any further information concerning this matter or have any additional questions, please do not hesitate to contact me at your convenience.

KRS/krs

cc: ☒ Jennifer Sager

John Byrd, Director, Department of Recreation and Parks

Marsha McLaughlin, Director, Department of Planning & Zoning

File

TAR/Legislation/TroyPark/Variance/Testimony