

County Council Of Howard County, Maryland

2013 Legislative Session

Legislative Day No. **14**

Resolution No. 168-2013

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

A RESOLUTION 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.

Introduced and read first time _____, 2013.

By order _____
Sheila M. Tolliver, Administrator

Read for a second time at a public hearing on _____, 2013.

By order _____
Sheila M. Tolliver, Administrator

This Resolution was read the third time and was Adopted___, Adopted with amendments___, Failed___, Withdrawn___, by the County Council on _____, 2014.

Certified By _____
Sheila M. Tolliver, 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 of the Howard County Code provides
2 that variances for governmental uses from the strict application of the zoning regulations are
3 granted by the County Council by Resolution following a public hearing; and
4

5 **WHEREAS**, the County has proposed to construct athletic field S-3 and a fence, with
6 attached netting, around the field (collectively, the “athletic field”) as part of Troy Park, as
7 shown in the attached Exhibits A and B; and
8

9 **WHEREAS**, the site is zoned M-1 (Manufacturing: Light), a category that imposes a 50
10 foot structure and use setback (building restriction line) from a public street right of way; and
11

12 **WHEREAS**, the MD Route 100 Ramp to Interstate 95 is adjacent to the location of
13 proposed athletic field; and
14

15 **WHEREAS**, the athletic field will be set 26 feet above the exit ramp and will not be
16 visible from the ramp due to vegetation and slope; and
17

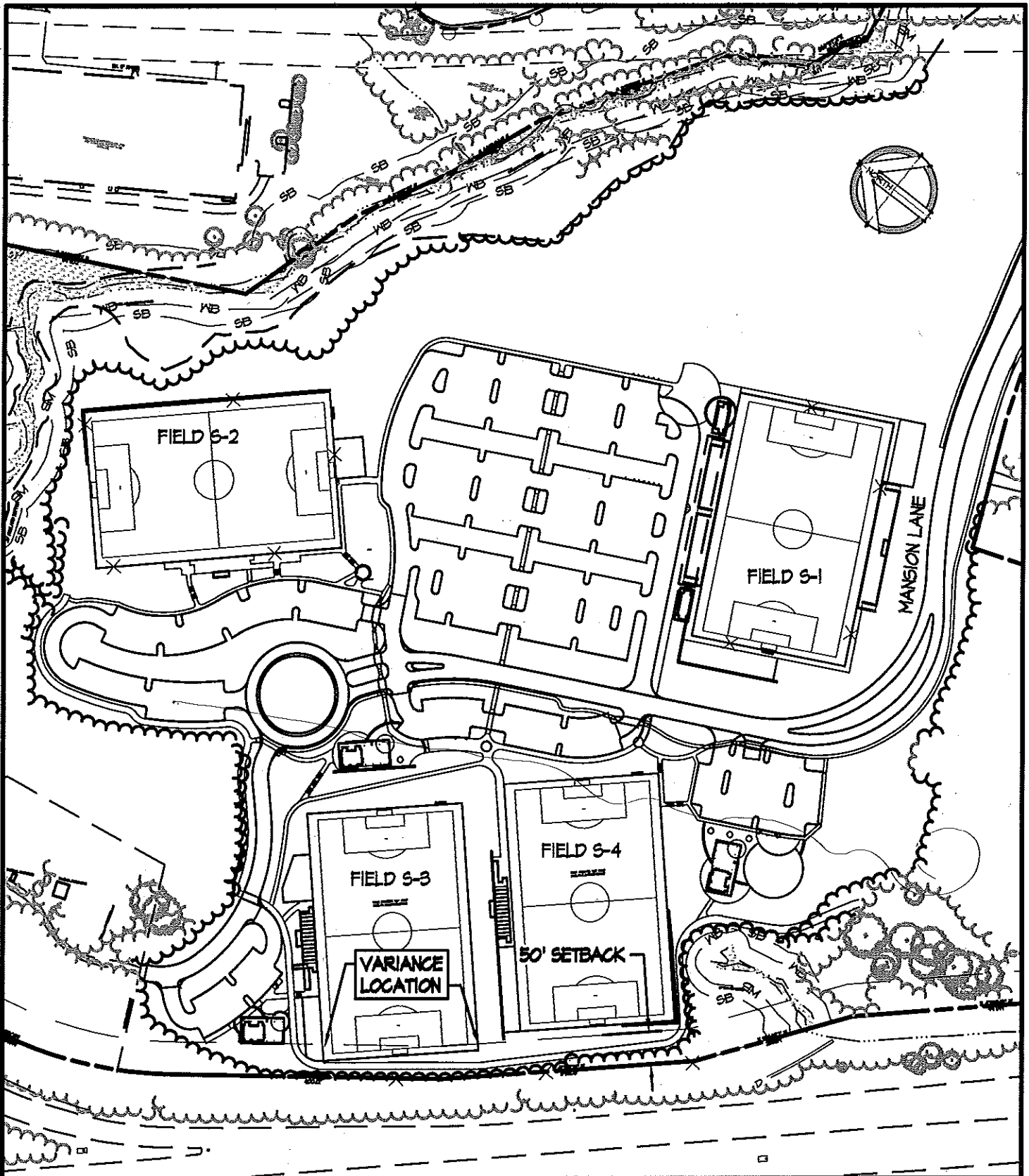
18 **WHEREAS**, there will be a 16-foot high fence with a 35-foot high netting attachment
19 and landscape buffering to prevent balls from leaving the athletic field; and
20

21 **WHEREAS**, the County proposes to encroach approximately 28 feet into the 50-foot
22 building restriction line; and
23

24 **WHEREAS**, the County requests a variance from the strict application of the 50-foot
25 building restriction line in order to construct the athlete field approximately 28 feet into the
26 setback area; and
27

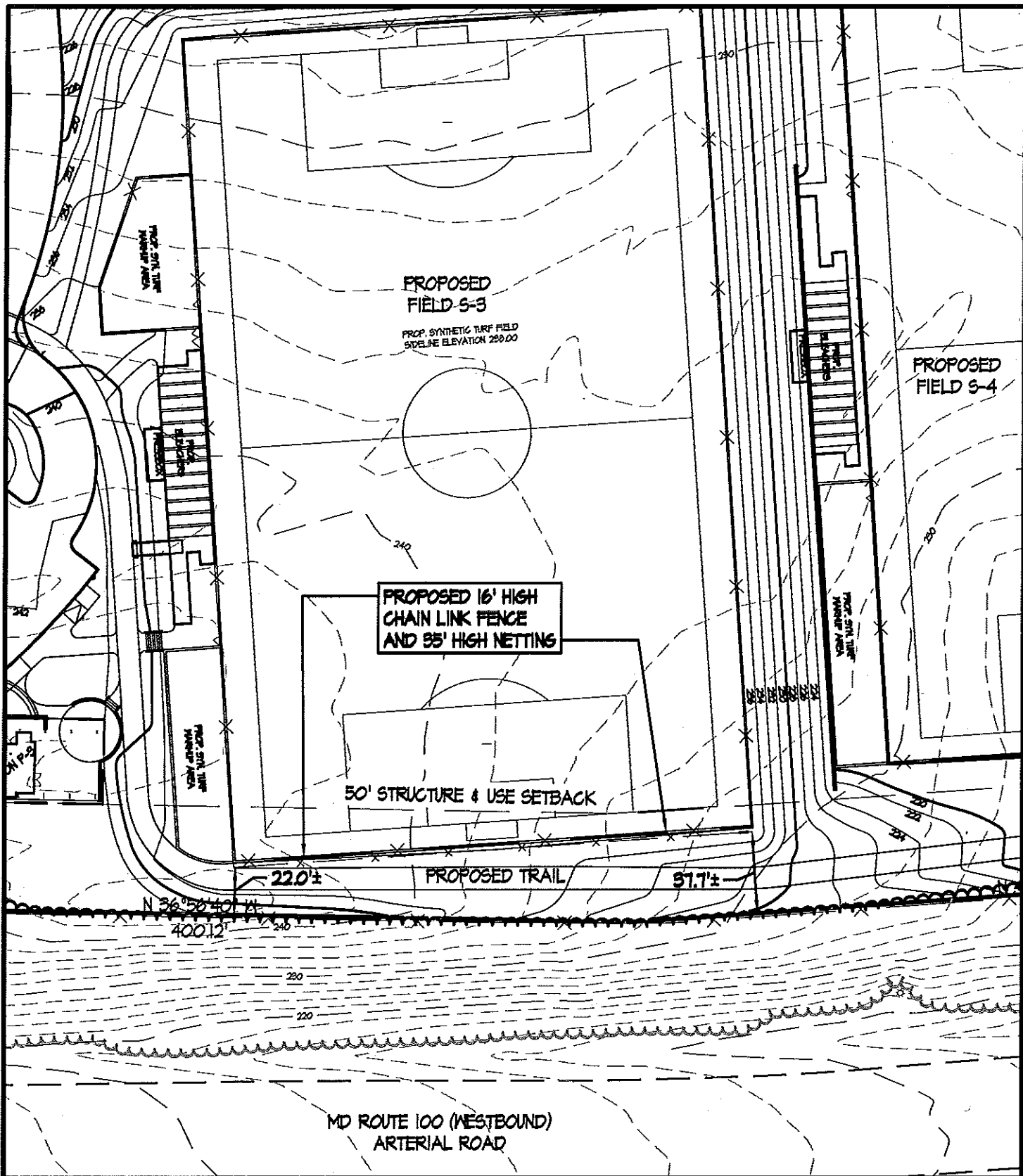
28 **WHEREAS**, the County Council finds that the proposed variance from the setback
29 (building restriction line) requirements of the M-1 district for this governmental purpose is
30 within the spirit and intent of the Zoning Regulations and is in the public interest.
31

1 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
2 Maryland, this ___ day of _____, 2014 that, for the construction of the athletic
3 field S-3 and its related fence at Troy Park, it grants a variance from the required 50-foot
4 structure and use setback to be 22 feet in the M-1 zoning district, as shown in the attached
5 Exhibits A and B.




SITE RESOURCES
 Incorporated
 Comprehensive Land Planning & Site Design Services
 14315 Jarrettsville Pike • Pikesville, Maryland 21111
 (410) 483-3388 • fax (410) 483-3389

SKETCH | **TROY PARK**
A | **VARIANCE PETITION**
 SCALE: 1"=200'
 NOVEMBER 20, 2013



SITE RESOURCES
Incorporated
Comprehensive Land Planning & Site Design Services
14515 Jarrattville Pike • Phoenix, Maryland 21191
(410) 683-3388 • fax (410) 683-3389

SKETCH B | **TROY PARK**
VARIANCE PETITION
SCALE: 1"=60'
NOVEMBER 20, 2013

