

County Council Of Howard County, Maryland

2015 Legislative Session

Legislative Day No. 10

Resolution No. 144 -2015

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 the construction of the Mayfield Fire & Rescue Logistics Facility to be located on Meadowridge Road.

Introduced and read first time September 8, 2015.

By order Jessica Feldmark  
Jessica Feldmark, Administrator

Read for a second time at a public hearing on September 21, 2015.

By order Jessica Feldmark  
Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on October 5, 2015.

Certified By Jessica Feldmark  
Jessica Feldmark, 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  
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;  
4 and;

5  
6           **WHEREAS**, the County has proposed to construct the Mayfield Fire & Rescue  
7 Logistics Facility (the “Project”) on County Property located at 6446 Meadowridge Road,  
8 (the “County Property”), as shown in the attached Exhibit; and

9  
10           **WHEREAS**, the County Property borders property owned by Cheryl Sparrow  
11 and Deborah L. Sparrow (the “Sparrow Property”); and

12  
13           **WHEREAS**, design for the Project began in 2009 while the County Property was  
14 zoned Residential Single Cluster (R-SC) which required a 30 foot structure and use  
15 setback along the property line adjoining the Sparrow Property; and

16  
17           **WHEREAS**, the underlying zoning on the County Property has changed and the  
18 County Property is currently zoned Planned Office Research (POR) which requires a 75  
19 foot structure and use setback; and

20  
21           **WHEREAS**, the design for the Project was initiated using a 30 foot structure and  
22 use setback and the County Property does not provide adequate area to accommodate the  
23 75 foot structure and use setback required by the POR Zoning District; and

24  
25           **WHEREAS**, accordingly, the County proposes to encroach approximately 45 feet  
26 into the 75-foot structure and use setback for the development of the Project; and

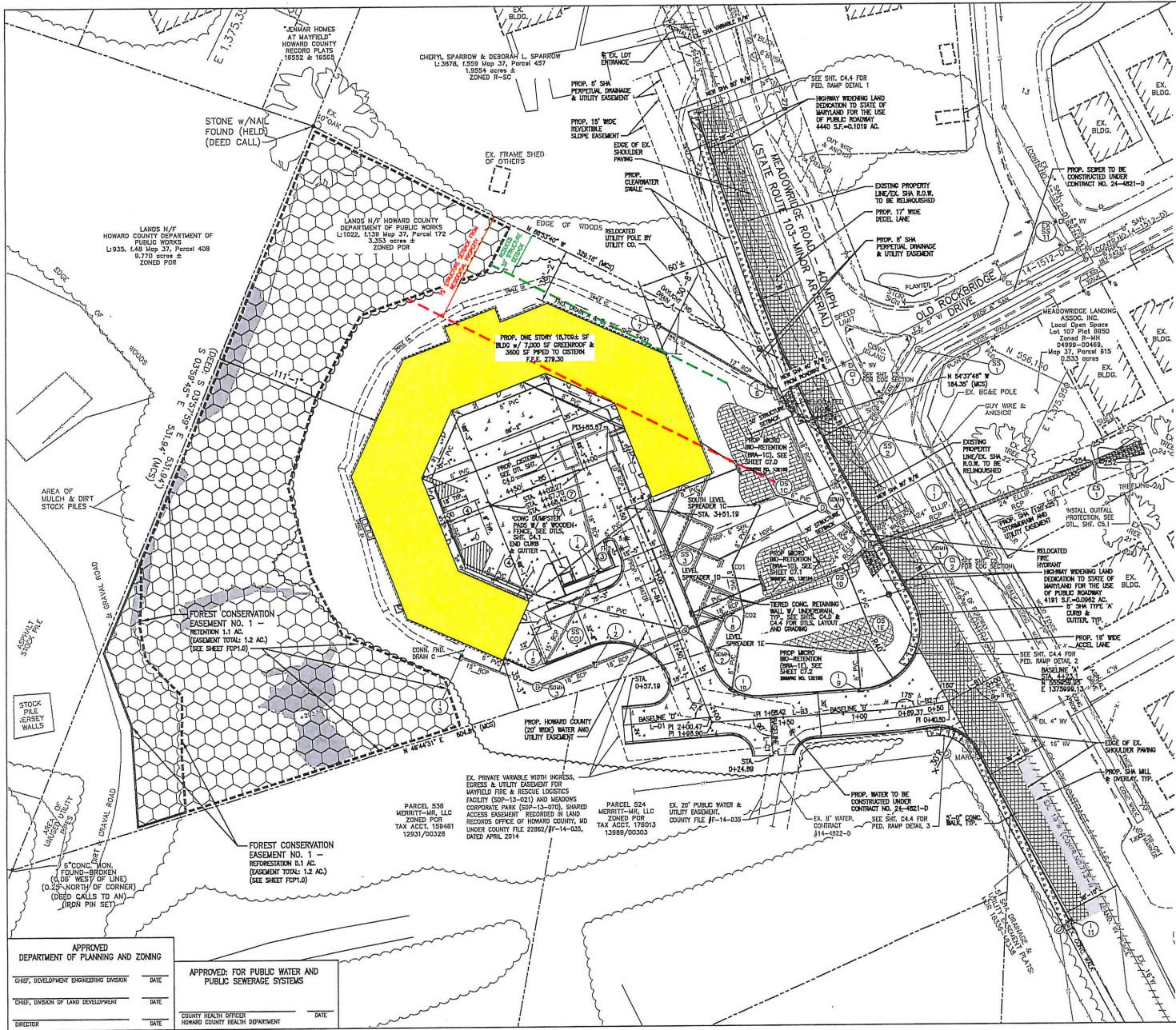
27  
28           **WHEREAS**, the County requests a variance from the strict application of the 75-  
29 structure and use setback in order to construct the Project at a 30 foot structure and use  
30 setback; and

1           **WHEREAS**, as shown in the attached Exhibit, the Project will extend into the 75-  
2 foot setback from the property line that adjoins the Sparrow Property; and

3  
4           **WHEREAS**, the County Council finds that the proposed variance from the  
5 structure and use setback requirements of the POR district for this governmental purpose  
6 is within the spirit and intent of the Zoning Regulations and is in the public interest.

7  
8           **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard  
9 County, Maryland this 5<sup>th</sup> day of October, 2015 that, for the construction of the  
10 Mayfield Fire & Logistics Facility, as shown in the attached Exhibit, it grants a variance  
11 from the required 75-foot structure and use setback to be 30 feet in the POR Zoning  
12 District.





- GENERAL NOTES:**
- CONTRACTOR SHALL PROTECT ALL AREAS BEYOND THE DESIGNATED LIMITS OF DISTURBANCE AND SHALL RESTORE ANY AND ALL AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL OR BETTER CONDITION. SEE EROSION AND SEDIMENT CONTROL PLAN FOR LIMIT OF DISTURBANCE.
  - INFORMATION SHOWN ON THIS DRAWING HAS BEEN PROVIDED AS A GUIDE TO ASSIST THE CONTRACTOR IN ESTABLISHING THE LOCATIONS OF PROPOSED CONSTRUCTION WITH RESPECT TO EXISTING SITE IMPROVEMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL CONSTRUCTION SURVEY STAKEOUT REQUIRED AND TO CONFIRM ALL INFORMATION SHOWN HEREON.
  - THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH A ONE FOOT CONTOUR INTERVALS PREPARED BY McKEE AND ASSOCIATES, DATED NOVEMBER 3, 2009. DUAL & ASSOCIATES, P.A. (PROVIDED BY MATHIS WARFIELD CONSULTING ENGINEERS), HOWARD COUNTY GIS WITH TWO FOOT CONTOUR INTERVALS AND FIELD OBSERVATION AND IS NOT GUARANTEED TRUE & CORRECT. CONTRACTOR SHALL FIELD VERIFY ALL GRADES, ELEVATIONS, DIMENSIONS, ETC. PRIOR TO STARTING CONSTRUCTION.
  - UNDERGROUND UTILITIES ARE SHOWN ON THIS DRAWING FOR THE CONVENIENCE OF THE USER OF THE DRAWING AND THERE IS NO WARRANTY OR GUARANTEE AS TO THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR SHALL ENGAGE A PRIVATE UTILITY LOCATOR TO LOCATE ALL UNDERGROUND LINES IN THE AREA OF THE WORK. NOT ALL UTILITIES ARE SHOWN. CONTACT MISS UTILITY (800-257-7777) 5 DAYS PRIOR TO DIGGING OR EXCAVATING.
  - CONTRACTOR SHALL PROVIDE 2% MINIMUM SLOPE AWAY FROM BUILDING WALLS. ALL FINISH GRADES SHALL FLOW TOWARDS STORM DRAIN DEVICES.
  - REFER TO SHEETS C3.1 & C4.0 FOR GRADING, SPOT ELEVATIONS AND SITE DETAILS.
  - REFER TO ELECTRICAL DRAWING FOR SITE ELECTRICAL WORK.
  - REFER TO PLUMBING/ARCHITECTURAL DRAWINGS FOR ROOF DRAIN LOCATIONS.
  - REFER TO MECHANICAL DRAWINGS FOR CISTERN, OIL/GRI INTERCEPTOR, AND GAS LAYOUT AND DETAILS.
  - REFER TO WATER AND SEWER DRAWINGS FOR DETAILED LAYOUT, PROFILES AND DETAILS.
  - REFER TO STORMDRAIN DRAWINGS FOR DETAILED LAYOUT, PROFILES AND DETAILS.
  - REFER TO ROADWAY DRAWINGS FOR DETAILED LAYOUT, PROFILES AND DETAILS.
  - GAS SERVICE PIPE TO SIZED BY UTILITY PROVIDER. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER.
  - CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS FOR CONSTRUCTION PURPOSES.

- LEGEND**
- PROPOSED FULL DEPTH SHA PAVING
  - PROPOSED SHA MILL AND OVERLAY
  - PROPOSED CONCRETE DRIVEWAY
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED BUILDING
  - PROPOSED CONTOUR
  - PROPOSED CURB
  - PROPOSED CURB & GUTTER
  - PROPOSED FENCELINE
  - PROPOSED FIRE HYDRANT
  - PROPOSED GAS
  - PROPOSED GAS VALVE
  - PROPOSED SANITARY
  - PROPOSED SANITARY MANHOLE
  - PROPOSED STORMDRAIN PIPE
  - PROPOSED STORMDRAIN MANHOLE
  - PROPOSED TELEPHONE
  - PROPOSED WATER
  - PROPOSED WATER METER
  - PROPOSED WATER VALVE
  - EXISTING BUILDING
  - EXISTING CURB
  - EXISTING CURB & GUTTER
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING FENCELINE
  - EXISTING FIRE HYDRANT
  - PROPERTY LINE
  - EXISTING PAVING
  - EXISTING SANITARY
  - EXISTING SANITARY MANHOLE
  - EXISTING UTILITY POLE
  - EXISTING WATERLINE
  - EXISTING WATER VALVE
  - ABANDONED WATERLINE

HOWARD COUNTY REFERENCE DRAWINGS:  
 WATER CONTRACT 14-1512-D (SITS, 2A & 3A)  
 CONTRACT 14-081-D  
 SEWER CONTRACT 14-1512-D (SITS, 2A & 3A)

**ROADWAY ALIGNMENT CHART**

BASELINE	BEARING	DISTANCE
A	A	SEE SHEET R1.0; ROADWAY WIDENING PLAN & PROFILE
L-B1	S35°10'28"W	40.50 LF
L-B2	S55°10'52"W	28.87 LF
L-B3	S50°10'52"W	127.53 LF
L-B4	N47°25'42"W	188.77 LF
L-B5	S42°44'33"W	117.82 LF
C L-C1	S30°10'52"E	24.69 LF
D L-D1	S59°10'52"W	57.19 LF

**ADDRESS CHART**

LOT/PARCEL #	STREET ADDRESS
FILE LOGISTICS FACILITY	8446 HEADWATER ROAD

**PROJECT:**  
 "LEED (SILVER) CERTIFIED GREEN BUILDING",  
 MAYFIELD FIRE & RESCUE LOGISTICS FACILITY

**TITLE:**  
 SITE DEVELOPMENT PLAN

**OWNER/DEVELOPER:** HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 3400 COURT HOUSE DRIVE  
 ELICOTT CITY, MARYLAND 21043  
 MARK STROGAWALL, TEL: 410-313-3757

**DESIGNED BY:** DWA  
**DRAWN BY:** DWA  
**PROJECT NO.:** 0909.18.01  
**DATE:** JULY 5, 2015  
**EXPIRATION DATE:** 5-22-17

**SCALE:** 1" = 30'  
**DRAWING NO.:** 4 OF 38

**C3.0**

**APPROVED**  
 DEPARTMENT OF PLANNING AND ZONING

CHEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

CHEF, DIVISION OF LAND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS**

COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_  
 HOWARD COUNTY HEALTH DEPARTMENT

  
**Howard County**  
*Internal Memorandum*

**Subject:** Testimony & Fiscal Impact Statement  
Council Resolution No. \_\_\_\_\_-2015 granting a variance for government uses from the structure and use setback for the construct of the Mayfield Fire & Rescue Logistics Facility to be located on Meadowridge Road.

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

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

**Date:** August 27, 2015

The Department of Public Works has been designated coordinator for preparation of testimony relative to the granting a variance for government uses from the structure and use setback for the construct of the Mayfield Fire & Rescue Logistics Facility to be located on Meadowridge Road.

Capital Project F-5973 – Logistics Facility was approved for the construction of a 17,000 square foot facility to house the Fire Department's quartermaster, breathing apparatus repair shop, equipment repair shop, reserve emergency apparatus and equipment storage. The facility will be located on an existing County property located on Mayfield Avenue.

The design for the project began in 2009 when the property was zoned Residential Single Cluster (R-SC) and the property line adjacent to the Sparrow Property required a 30 ft. Structure Setback. Under the most recent zoning updates, the zoning for the property has changed from RSC to Planned Office Research (POR) which requires a 75 ft. setback along the property line adjacent to the Sparrow Property.

The department has presented Site Development Plan No. 13-021 to the Department of Planning & Zoning for review and approval. Based on preliminary comments, the department feels that the original design utilizing the 30 ft. setback and the fact that the property does not provide adequate area to accommodate the 75 ft. setback, it is in the County interest to move this project forward by requesting a reduction in the setback from 75 ft. to 30 ft. Plans showing the existing and proposed setbacks are attached.

The total costs for the design and construction of the project is currently approved in the Howard County Capital Budget at \$5,715,000.

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.

cc: ✓ Jennifer Sager  
File



**Howard County**  
*Internal Memorandum*

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