

County Council Of Howard County, Maryland

2016 Legislative Session

Legislative Day No. 4

Resolution No. 52 -2016

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 certain setbacks for the construction of parking spaces, parking access, and sidewalks at the Howard County Library System Elkrige Branch and 50+ Center to be located along Washington Boulevard, U.S. Route 1.

Introduced and read first time _____, 2016.

By order _____
Jessica Feldmark, Administrator

Read for a second time at a public hearing on _____, 2016.

By order _____
Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted___, Adopted with amendments___, Failed___, Withdrawn___, by the County Council on _____, 2016.

Certified By _____
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 Howard County Library
7 System Elkridge Branch and 50+ Center (the “Project”) on County Property located
8 along Washington Boulevard, U.S. Route 1, (the “County Property”); and

9
10 **WHEREAS**, the southern boundary of the Property that borders property owned
11 by Verizon is zoned R-12 (Residential: Single) District which imposes a 20-foot use
12 setback and a 7.5-foot structure setback; and

13
14 **WHEREAS**, the County proposes to establish 3-foot setbacks to allow for the
15 construction of parking spaces and sidewalks, as shown in the attached Exhibit A; and

16
17 **WHEREAS**, the western boundary of the Property that borders property owned
18 by Verizon is zoned B-1 (Business: Local) District and requires a 30-foot structure and
19 use setback; and

20
21 **WHEREAS**, the County proposes to reduce the 30-foot structure and use setback
22 to 3-feet to allow for the construction of parking access at the side of the proposed library
23 and senior center building, as shown in the attached Exhibit A; and

24
25 **WHEREAS**, the County Council finds that the proposed variance from the
26 setback requirements of the R-12 (Residential: Single) District along the southern side of
27 the Property and the B-1 (Business: Local) District along the western side of the property
28 for this governmental purpose is within the spirit and intent of the Zoning Regulations
29 and is in the public interest.

30

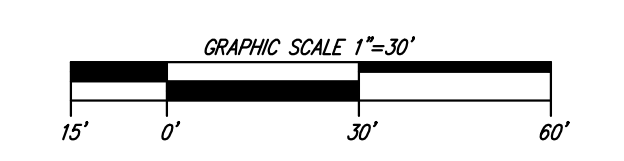
1 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
2 County, Maryland this ____ day of _____, 2016 that, for the construction of
3 parking spaces, parking access, and sidewalks at the Howard County Library System
4 Elkridge Branch and 50+ Center , as shown in the attached Exhibit A, it grants a variance
5 from:

- 6 1. The 20-foot use setback and the 7.5-foot structure setback requirements of the R-12
7 (Residential: Single) District along the southern side of the Property; and
- 8 2. The 30-foot structure and use setback requirements of the B-1 (Business: Local)
9 District along the western side of the property.

10

Exhibit A

LEGEND	
PROPERTY LINE AND RIGHT-OF-WAY	
EXISTING BUILDING	
EXISTING 1' CONTOUR	
EXISTING 5' CONTOUR	
EXISTING TREE LINE	
EXISTING WETLANDS	
EXISTING WETLAND BUFFER	
EXISTING ZONING LINE	
EXISTING WATER	
EXISTING SEWER	
EXISTING COMMUNICATIONS	
EXISTING ELECTRICAL	
EXISTING GAS	
EXISTING STORM DRAIN	
PROPOSED 1' CONTOUR	
PROPOSED 5' CONTOUR	
PROPOSED PERVIOUS PAVING	
PROPOSED MICRO-BIORETENTION FACILITY	
PROPOSED STORM DRAIN	
PROPOSED WATER	
PROP. CONCRETE SIDEWALK	
PROPOSED TREE LINE	



APPROVED : DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

DATE	NO.	REVISION	BY

DEVELOPER
 HOWARD COUNTY
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF FACILITIES
 9250 BENDIX ROAD
 COLUMBIA, MARYLAND 21045
 ATTN: MARK STROMDAHL
 PHONE: 410-313-2700

OWNER
 HOWARD COUNTY
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF FACILITIES
 9250 BENDIX ROAD
 COLUMBIA, MARYLAND 21045
 ATTN: MARK STROMDAHL
 PHONE: 410-313-2700

PROJECT
**HCLS ELKRIDGE BRANCH
 AND 50+ CENTER**

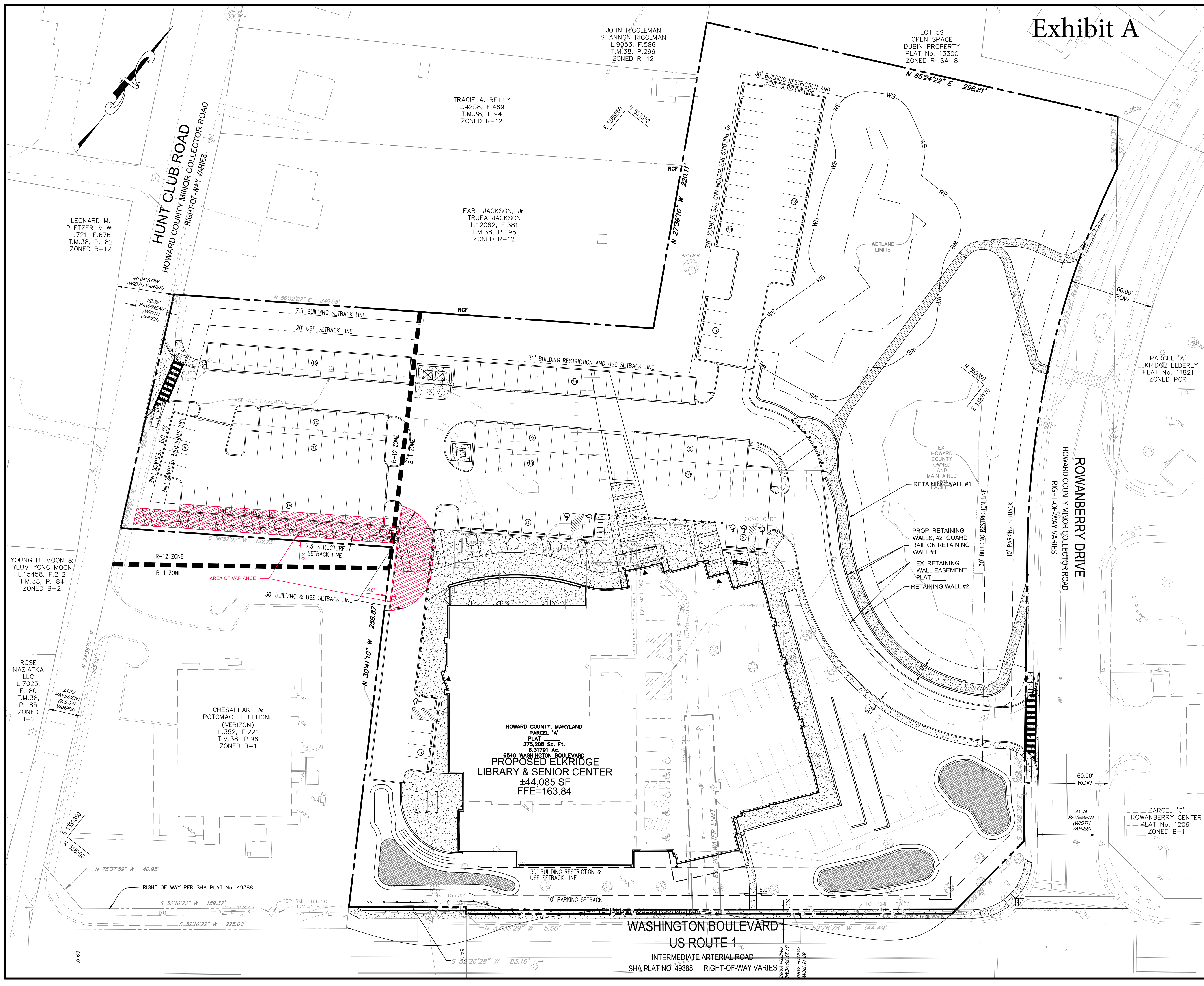
AREA
 TAX MAP 38, PARCELS 97 & 478 ZONED B-1 & R-12
 GRID NO. 7 1st ELECTION DISTRICT
 6540 WASHINGTON BOULEVARD
 ELKRIDGE, MARYLAND 21075-0000
 HOWARD COUNTY, MARYLAND

TITLE
**VARIANCE
 EXHIBIT**

SEAL

 Pennoni Associates Inc.
 Engineers • Surveyors • Planners
 Landscape Architects
 8818 Centre Park Drive, Suite 200 Columbia, MD 21045
 T 410.997.8900 F 410.997.9282

DESIGNED BY : PJS/JSN
 DRAWN BY : PJS/JSN
 PROJECT NO : GRIM1402
 DATE : JANUARY 13, 2016
 SCALE : 1" = 30'
 DRAWING NO. 1 OF 1



WASHINGTON BOULEVARD
 US ROUTE 1
 INTERMEDIATE ARTERIAL ROAD
 SHA PLAT NO. 49388 RIGHT-OF-WAY VARIES