

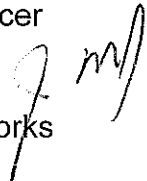


Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. _____ - 2016 granting a variance for government uses from the structure and use setback for the construction of the Howard County Library System Elkridge Branch and 50+ Center to be located along Washington Boulevard, US Route 1

To: Lonnie R. Robbins,
Chief Administrative Officer

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

Date: March 31, 2016

The Department of Public Works has been designated coordinator for preparation of testimony relative to granting a variance from the structure and use setback requirements for the construction of the Howard County Library System Elkridge Branch and 50+ Center.

The County proposes to construct the Howard County Library System Elkridge Branch and 50+ Center on County Property located along Washington Boulevard. This project will renovate the existing HCLS Elkridge Branch and 50+ Center to add a significant addition to the building, enlarging the existing building from approximately 18,000 sf to approximately 45,000 sf. The building will remain a single story building, situated towards the front of the site along US Route 1. Parking for the site will continue to be located toward the rear of the site. The project will increase the on-site parking from 103 spaces to approximately 166 spaces. Site access will remain at the same locations on Rowanberry Drive and Hunt Club Road.

The project includes a gross acreage of 6.96 acres. The land currently owned by Howard County is 6.25 acres and is zoned B-1. The project includes the acquisition of an adjacent piece of property from Verizon. This property houses a Verizon communications building and the current library access to Hunt Club Road. The property to be acquired is 0.71 acres and is zoned R-12. The property is maintained as open lawn, and includes the existing library access to Hunt Club Road. The property will be developed as parking for the expanded library. Verizon's planned improvements to the property set the limits of what could be acquired by the County for the project. The existing Verizon property is zoned both B-1 and R-12.

Lonnie R. Robbins
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The southern boundary of the property that will be acquired from Verizon has a 20' structure and use setback based on Section 109.0.D.4.c.(3) of the Howard County Zoning Regulations. This variance requests relief from the 20' use setback to reduce this setback to 3' to allow for the construction of parking and sidewalks.

The western boundary of the Howard County property shared with Verizon requires a 30' structure and use setback for a small portion of the shared boundary, where the B-1 zoned property abuts the R-12 zoned property. This setback is required based on Section 118.0.D.2.b of the Howard County Zoning Regulations. This variance requests relief from the 30' use setback to reduce this setback to 3' to allow for the construction of parking at the side of the proposed library.

Capital Project No. L0015 FY2008 has a FY2016 approved appropriation of \$28,932,000 for the project.

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.

JMI/tdh

cc: Jennifer Sager
File

RIM/Legislation/2016/HCLS Elkridge Branch – Variance Request/Testimony