

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 Elkrigde Branch and 50+ Center to be located along Washington Boulevard, U.S. Route 1.

Introduced and read first time April 4, 2016.

By order Jessica Feldmark
Jessica Feldmark, Administrator

Read for a second time at a public hearing on April 18, 2016.

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This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on May 2, 2016.

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 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

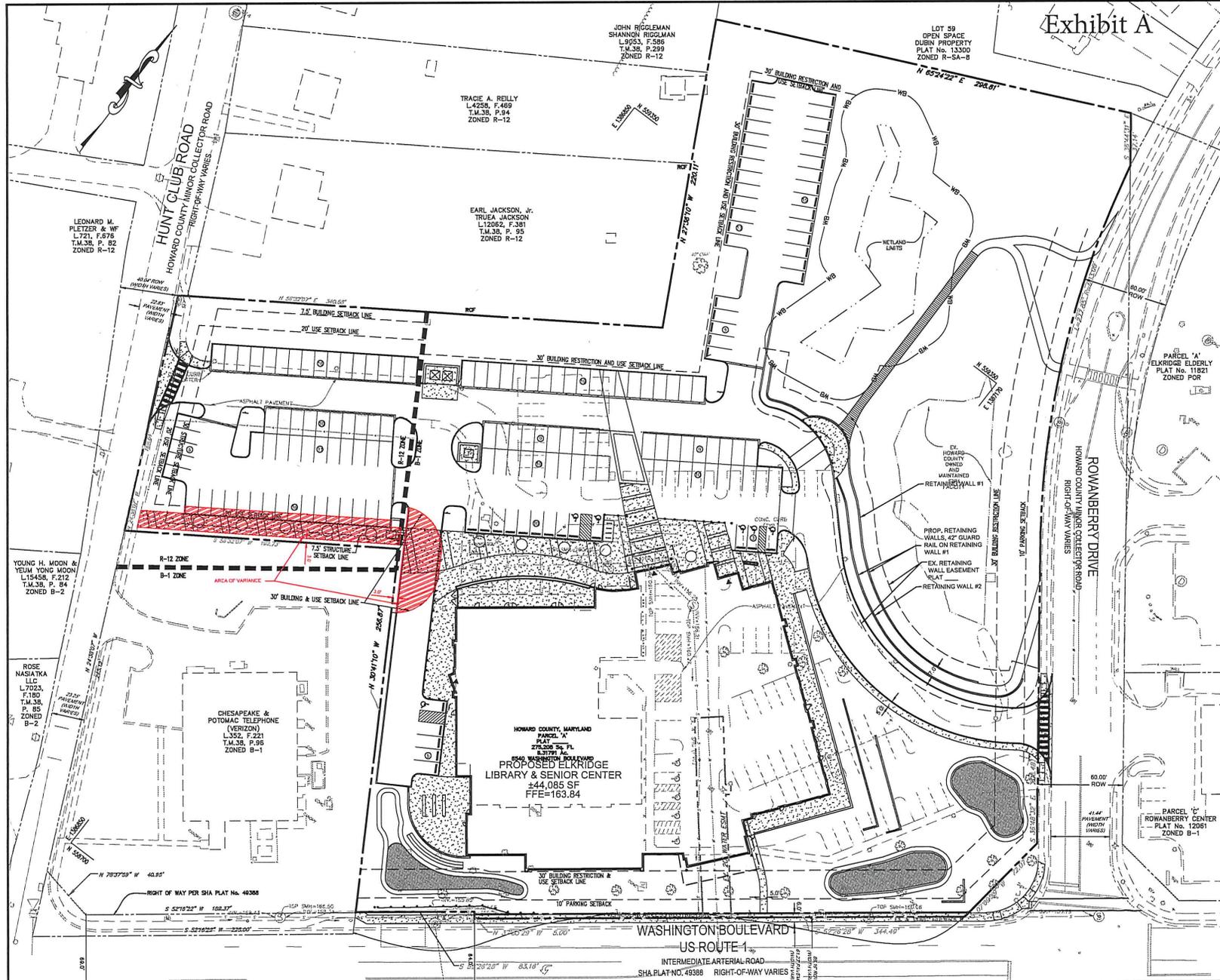
24
25 **WHEREAS**, the County Council finds that the proposed variance from the
26 setback requirements of the R-12 (Residential: Single) District along the southern side of
27 the Property and the B-1 (Business: Local) District along the western side of the property
28 for this governmental purpose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

1 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
2 County, Maryland this 2nd day of May, 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	
CHEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE
DATE	NO. REVISION BY
DEVELOPER	HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF FACILITIES 8205 BENDE ROAD COLUMBIA, MARYLAND 21045 ATTN: MARY STROMGHAL PHONE: 410-313-2700
OWNER	HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF FACILITIES 8205 BENDE ROAD COLUMBIA, MARYLAND 21045 ATTN: MARY STROMGHAL 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 6940 WASHINGTON BOULEVARD ELKRIDGE, MARYLAND 21055-0000 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.:	GRM1402
DATE:	JANUARY 13, 2016
SCALE:	1" = 30'
DRAWING NO.:	1 OF 1