

# 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 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This Resolution was read the third time and was Adopted ☒, Adopted with amendments ☐, Failed ☐, Withdrawn ☐, by the County Council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

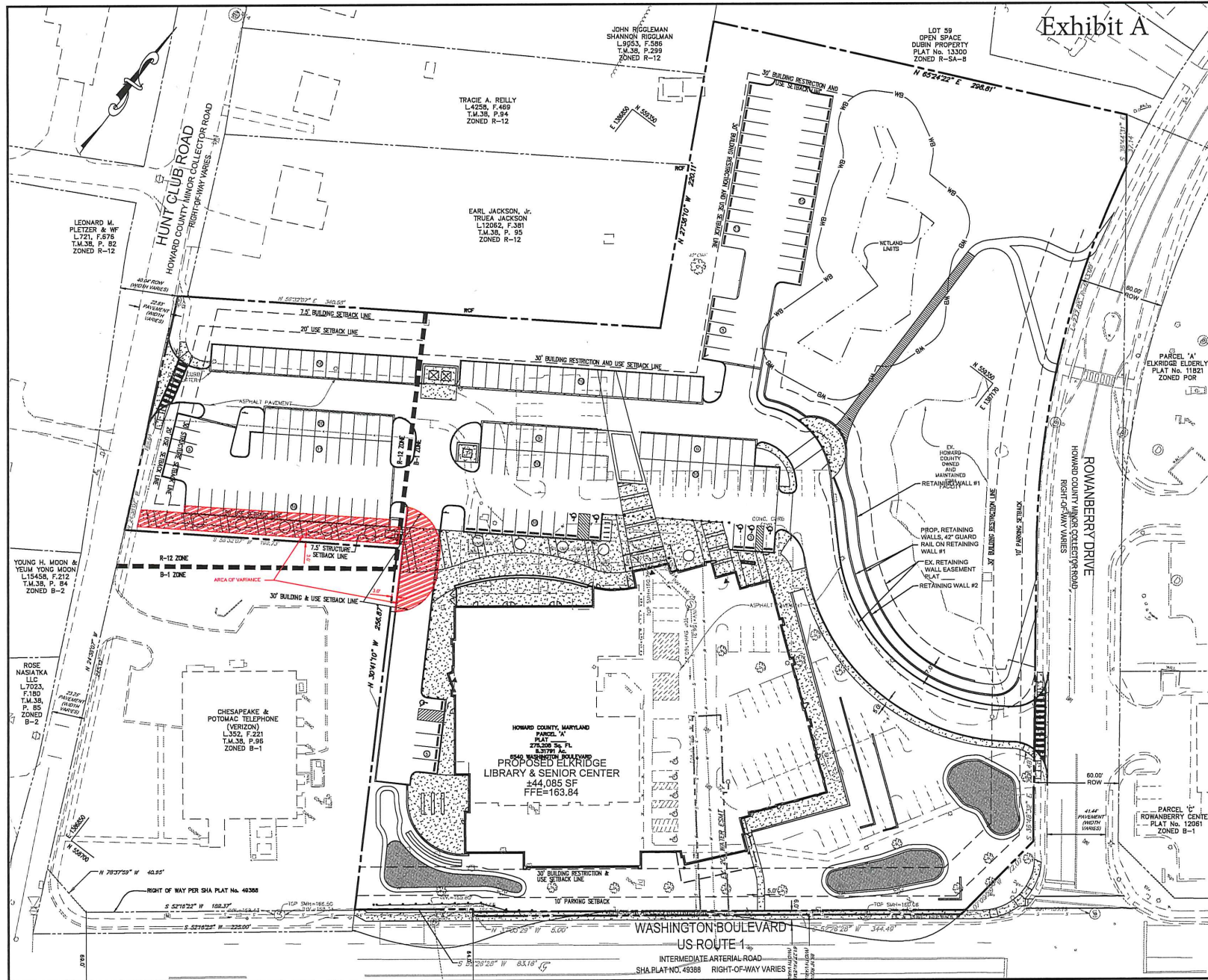
20  
21           **WHEREAS**, the County proposes to reduce the 30-foot structure and use setback  
22 to 3-feet to allow for the construction of parking access at the side of the proposed library  
23 and senior center building, as shown in the attached Exhibit A; and

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-BIOTENTION 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 6255 BENDERS ROAD COLUMBIA, MARYLAND 21045 ATTN: MARY STROMGALL PHONE: 410-313-2700			
OWNER HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF FACILITIES 6255 BENDERS ROAD COLUMBIA, MARYLAND 21045 ATTN: MARY STROMGALL PHONE: 410-313-2700			
PROJECT HCLS ELKDRIDGE BRANCH AND 50+ CENTER			
AREA TAX MAP 38, PARCELS 97 & 478 ZONED B-1 & R-12 GRID NO. 7 1st ELECTION DISTRICT 8440 WASHINGTON BOULEVARD ELKDRIDGE, MARYLAND 21055-0000 HOWARD COUNTY, MARYLAND			
TITLE VARIANCE EXHIBIT			
Pennoni Associates Inc. Engineers • Surveyors • Planners Landscape Architects 8818 Centre Park Drive, Suite 200 Columbia, MD 21045 T 410.997.8800 F 410.997.9282			
SEAL	DESIGNED BY: PJS/JSN		
	DRAWN BY: PJS/JSN		
	PROJECT NO.: GRM1402		
	DATE: JANUARY 13, 2016		
BY:	SCALE: 1" = 30'		
	DRAWING NO. 1 OF 1		