

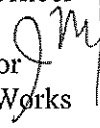


Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. _____ - 2013 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 a fence on property located along Stephens Road and located in the Planned Employment Center Zoning District.

To: Lonnie R. Robbins
Chief Administrative Officer

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

Date: March 18, 2013

The Department of Public Works has been designated coordinator for preparation of testimony relative to the above referenced Council Resolution granting a variance from the structure and use setback for a fence on property located along Stephens Road and located in the Planned Employment Center Zoning District.

Emerson Development II LLC, Emerson Development III LLC, Emerson Development IV LLC, Emerson Development V LLC, Emerson Development VI LLC, Emerson Development VII LLC, and Emerson Development HOA, LLC (collectively "Emerson Development LLCs") currently own various properties located at the intersection of Maryland Route 216 and Stephens Road (the "Property"), as shown on Exhibit A attached to the Resolution.

Emerson Development LLCs propose to lease the Property to the federal government for an office complex. The Property is zoned Planned Employment Center (PEC) which requires a 30 foot structure and use setback from all other districts and from a public street right-of-way.

Emerson Development LLCs proposes to reduce the required 30-foot setback in order to allow a 10-foot high fence within the 30-foot setback at various places along the edge of the Property. Emerson Development LLCs have requested a variance from the strict application of the structure and use setback requirements for the lease and government use of the Property.

The Department of Planning and Zoning has reviewed the request and has no objections to the approval of the variance. There is no fiscal impact to the County.

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.

TDH/mcs

cc: Jennifer Sager
Marsha McLaughlin, Director, Department of Planning & Zoning.
File

TAR/Legislation/Emerson/Variance/Testimony