



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

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January 21, 2015

Aimco – Grand Pointe Apartments
5764 Steven's Forest Road
Columbia, Maryland 21045
Attn: Marcia Ellison

RE: WP-15-059, Grand Pointe Apartments

Dear Ms. Ellison:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director denied your request to waive Section 16.155(a)(2) of the Subdivision and Land Development Regulations, which indicates that a site development plan is required for residential development of apartment developments. You have requested a waiver to the site development plan requirement to install a dumpster pad with a permanent enclosure.

Denial was based on the following reasons:

1. The applicant failed to provide the requested additional information within 45 days of the request. Therefore, in accordance with Section 16.104(b)(1) of the Subdivision and Land Development Regulations the Department of Planning and Zoning shall deny the petition.
2. Per the Department of Planning and Zoning letter dated December 1, 2014 the applicant was requested to provide the following information prior to the Department acting on the waiver petition request:
 - a. The waiver petition exhibit provided with the waiver petition application shows the improvements on Parcel 'A' of the Grand Pointe Apartments. The dumpster in violation is located on Parcel 'B'. Please provide a new exhibit that:
 - i. Delineates the improvements on Parcel 'B' (i.e. property boundary, apartment dwellings, parking lot, parking spaces, etc.) drawn to scale.
 - ii. Please delineate the location of the dumpster in violation and the proposed dumpster enclosure drawn to scale.
 - iii. Please dimension, in feet, the proposed dumpster enclosure to the all property lines at the closest horizontal distance.
 - iv. Please delineate the required setbacks in accordance with Final Development Plan, FDP-79-A-III. The dumpster enclosure must be at least 50 feet from the MD Route 29 right-of-way and at least 40 feet from Open Space Lot 4. The dumpster must be relocated if it is located within the setbacks.
 - v. Provide a dumpster enclosure fence detail, including the maximum height and building materials.
 - b. The existing dumpster is in violation of the County Code because it is located within designated parking spaces. In order to allow the dumpster to replace the existing parking spaces the following information must be provided;

- i. The number of apartment rental units for the dwellings located ONLY on Parcel 'B' (addresses 5740, 5744, 5748, 5762, 5764, 5776 & 5780 Stevens Forest Road).
 - ii. The number of marked parking spaces provided.
 - iii. The number of marked parking spaces required. Per FDP-79-A-III a minimum of 1.5 parking spaces is required for each apartment unit.
- c. Please provide a detailed justification that addresses the following:
- i. Why submitting a formal SDP creates an extraordinary hardship or practical difficulty for the applicant (i.e. cost, time, etc.).
 - ii. Why submitting a waiver petition will not be detrimental to the public (i.e. minor structure will not change the character of the development, etc.).
 - iii. Why approval of the waiver petition will not nullify the intent of the Regulations (i.e. the structure will be in compliance with the Regulations, it is being reviewed by all required agencies, permits will be obtained, etc.).
- d. Please be advised, due to the lack of information provided further comments may be generated with subsequent reviews of this request.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. If you have any questions, please contact Julia Boone at (410) 313-2350 or email at jboone@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/jb

cc: Research
DED
Zoning – Curtis Braithwaite