



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

July 22, 2015

Aimco – Grand Pointe Apts.
Attn: Robert Fazekas
5764 Stevens Forest Road
Columbia, Maryland 21045

RE: WP-15-160, Grand Pointe Apartments

Dear Mr. Fazekas:

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 **approved** 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. The petitioner is requesting a waiver to the site development plan requirement to install a dumpster pad with a permanent enclosure.

Approval is subject to the following conditions:

1. The waiver petition shall apply only to the proposed 20'x8' dumpster and dumpster enclosure and not to any other activities, uses, structures or additions. No improvements shall be permitted beyond the improvements proposed under the waiver petition request.
2. Compliance with all applicable County and State Regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits.
3. Compliance with FDP-79-A-III.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty

The applicant is requesting to place a 20'x8' dumpster and dumpster enclosure within the apartment complex for residents and management use. There are no additions or additional residential units proposed to the apartment complex. The dumpster is strictly for maintenance purposes and requiring a standard site development plan would cause a financial and timely hardship.

Not Detrimental to the Public Interest

Approval of this waiver petition will not be detrimental to the public welfare. DPZ and various SRC agencies have reviewed the waiver exhibit in accordance with the current Regulations. The proposed dumpster and enclosure is also in compliance with FDP-79-A-III.

Will not Nullify the Intent or Purpose of the Regulations


The waiver petition is an acceptable alternative to submitting a site development plan for standard review because the waiver petition exhibit complies with the current Regulations and FDP-79-A-III, and will invalidate the zoning citation.

The Division of Land Development has reviewed the plan in accordance with the Subdivision and Land Development Regulations and Zoning Regulations. Forest Conservation is exempt because the development is located within a Planned Unit Development established prior to December 31, 1992. Perimeter landscaping around the enclosure is satisfied by existing mature vegetation. The proposed dumpster and dumpster enclosure is not located within environmentally sensitive areas or within the setbacks. And, the proposal is in accordance with FDP-79-A-III. The Department of Environmental Health, Department of Inspections, Licenses and Permits and the Development Engineering Division have no objection to the proposed improvement.

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. This requested waiver will remain valid for one year from the date of this letter.

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
Office of Law – Lewis Taylor
Zoning – Curtis Braithwaite
Robert Fazekas
