



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

June 30, 2021

Chetan Mehta  
5192 Talbots Landing  
Elkridge, MD 21075

RE: WP-21-048, 7170 Montgomery Rd.


Dear Mr. Mehta:

In response to your letter dated June 28, 2021, this Department has **voided** the above referenced plan submission in accordance with your request to withdraw the plan from active consideration by Howard County.

If you wish to resubmit the plan, you will be required to comply with the plan submission requirements and regulations in effect at the time of submission including a new application, complete sets of plans, and the applicable filing fees.

If you have any questions, please contact Jill Manion at (410) 313-2350 or email at [jmanion@howardcountymd.gov](mailto:jmanion@howardcountymd.gov).

Sincerely,

DocuSigned by:  
  
1EB75478A22B49A...

Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/jam

cc: Research  
DED  
DPW, RES  
FCC



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

December 10, 2020

Barry Mehta  
7170 South Montgomery Road  
Elkridge, MD 21075

RE: WP-21-048, 7170 Montgomery Road

Dear Mr. Mehta:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed and no action can be taken until the enclosed comments have been addressed, and the following additional information is provided.

Copies of the exhibit/plan and the supplemental information and a response letter to the comments for each agency should be submitted to this Division for distribution in the following manner:

DLD:	#Copies:	1
DED:	#Copies:	1

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before January 25, 2021\***), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.

Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Planning Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

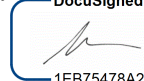
**\*Deadlines for submission are pursuant to the Fifth Edition of the Subdivision and Land Development Regulations. Pursuant to Executive Order 2020-04, and as per DPZ Director Department Order dated April 14, 2020, certain deadlines are reinstated. Should those deadlines lapse while Executive Order 2020-03 is in effect, those deadlines are automatically extended to (30 days) beyond the termination of the Order. In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.**

*Please refer to the Department of Planning and Zoning website for current business processes during this time. Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 20143 or dropped into the bin labeled 'DPZ' in the George Howard Building lobby. Submission materials can also be emailed to [planning@howardcountymd.gov](mailto:planning@howardcountymd.gov) for processing.*

If you have any questions, please contact Jill Manion at (410) 313-2350 or email at [jmanion@howardcountymd.gov](mailto:jmanion@howardcountymd.gov).

Sincerely,

DocuSigned by:



1EB75478A22B49A  
Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/jam

Attachments:

cc: Research  
DED  
DLD - Julia Sauer  
Real Estate Services  
Frank Manalansan II – Fisher Collins and Carter



**DPZ Office Use only:**  
 File No. *WP-21-048*  
 Date Filed *10/22/20*

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** 0.841 Acres of R-A-15 Zoned Land Parcel

**Subdivision Name/Property Identification:** 01-183125

**Location of property:** 7170 Montgomery Road, Elkridge Crossing, MD 21075

**Existing Use:** Vacant Land      **Proposed Use:** Vacant Land

**Tax Map:** 38      **Grid:** 002      **Parcel No:** 0700      **Election District:** First

**Zoning District:** R-A-15      **Total site area:** 0.841 Acres

Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

No previous plans, except County approved Demolition Permit for removal of old house that existed on site.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
16.155(a)(2)	To proceed with minor grading and stockpiling ahead of Site Development Plan planned for early 2021

Section Reference No.	Brief Summary of Request

Signature of Property Owner: Chetan Mehta *R. Mehta* Date: 10/21/20

Signature of Petitioner Preparer: Frank Manalansan II *Frank Manalansan II* Date: 10/21/20

Name of Property Owner: Chetan Mehta Name of Petition Preparer: Fisher, Collins and Carter, Inc.

Address: 5192 Talbots Landing 7170 S Montgomery Road Address: 10272 Baltimore National Pike

City, State, Zip: Elkridge, MD 21075-0000 City, State, Zip: Ellicott City, Md 21075

E-Mail: elkridgedevelopers@gmail.com E-Mail: frankm@fcc-eng.com

Phone No.: 443-285-9563 Phone No.: 410-461-2855

Contact Person: Barry Mehta Contact Person: Frank Manalansan II, L.S.

Owner's Authorization Attached