



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

January 25, 2023

Mukesh Kumar & Agila Sundaram
3958 Old Columbia Pike
Ellicott City, MD 21043

RE: WP-23-013 Mitchell Greens

Dear Owners:

On January 24, 2023, the Director of the Department of Planning and Zoning denied your request to Section 16.125(c)(2) of the Subdivision and Land Development Regulations to waive the 100-foot scenic road vegetative buffer requirement submitted under alternative compliance application WP-23-056.

This letter is to inform you that your request for alternative compliance to **Sections 16.116(a)(1), 16.116(a)(2)(i) and Section 16.1205(a)(3)** of the Subdivision and Land Development Regulations, submitted under this alternative compliance application (WP-23-013), was reviewed and no action can be taken until additional information and revised plans are provided.

The need for relief to these Sections is based on the proposed layout and construction of a use-in-common driveway that impact the stream, wetland, their buffers, and specimen trees. With denial of Section 16.125(c)(2), design changes are needed to the lot and road/driveway design that may impact this request. Furthermore, the proposed Design Manual Waiver to allow more than six users on a residential use-in-common driveway is still pending and design changes may also impact this request.

The revised plans must be submitted within **45 days** of the date of this letter (**on or before March 11, 2023***), 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.

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.

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 20143 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building. Submission materials can also be emailed to planning@howardcountymd.gov for processing.

If you have any questions, please contact Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,

DocuSigned by:

1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js

cc: Research
DLD - Julia Sauer
FCC
Cindee White
David & Rebecca Bohning



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

September 26, 2022

Mukesh Kumer & Agila Sundaram
3958 Old Columbia Pike
Ellicott City, MD 21043
Sent via email to agilamkumar@gmail.com

RE: WP-23-013 Mitchell Greens

Dear Owners:

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.

Two 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.

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before November 10, 2022***), 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.

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.

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If you have any questions, please contact Julia Sauer at (410) 313-2350 or email at jsauer@howardcountymd.gov.

Sincerely,

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js
cc: Research
DLD - Julia Sauer
FCC

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Rebecca & David Bohning



ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Residential Subdivision

Subdivision Name/Property Identification: Mitchell's Green

Location of property: 3958 Old Columbia Road, Ellicott City, Md 21043

Existing Use: Existing 2 Lots to remain **Proposed Use:** 6 additional lots to be added for 8 total

Tax Map: 25 **Grid:** 13 **Parcel No:** 134&135 **Election District:** 2nd

Zoning District: R-ED **Total site area:** 5.65-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:

ECP-20-040 and SP-22-002

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
16.116.a.1	Grading, removal of vegetative cover and trees, paving and new structures shall not be permitted within 25-feet of wetland in zoning district. (See attached justification letter)
16.116.a.2.(i)	Grading, removal of vegetative cover and trees, paving and new structures shall not be permitted within 50-feet of an Intermittent Stream. (See attached justification letter)

Section Reference No.	Brief Summary of Request
16.1205(a)(3)	FOREST RETENTION PRIORITIES.

Signature of Property Owner:

[Signature]

M.K. Singh

Date:

5-5-2022

Signature of Petitioner Preparer:

[Signature]

Date:

5/2/22

Name of Property Owner:

Mukesh Kumer & Agila Sundaram

Name of Petition Preparer:

Fisher, Collins & Carter, Inc.

Address:

3958 Old Columbia Pike

Address:

10272 Baltimore National Pike

City, State, Zip:

Ellicott City, MD 21043

City, State, Zip:

Ellicott City, MD 21042

E-Mail:

Agila <agilamkumar@gmail.com>

E-Mail:

amv@fcc-eng.com

Phone No.:

513-293-0599

Phone No.:

410-461-2855

Contact Person:

Agila Sundaram

Contact Person:

Aldo M. Vitucci, P.E.

Owner's Authorization Attached