



# 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

November 2, 2022

Chetan Mehta  
5192 Talbot's Landing  
Ellicott City, MD 21046

RE: WP-23-028, Mehta Property

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 comments provided in ProjectDox 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: 2
DED:	#Copies: 1
SCD:	#Copies: 1
DPW:	#Copies: 1

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before December 17, 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.**

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 21043 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](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: DLD, DED, SCD, DPW, OOT, Health

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Fisher Collins Carter



**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** 7170 MONTGOMERY ROAD

**Subdivision Name/Property Identification:** MEHTA PROPERTY

**Location of property:** 7170 MONTGOMERY ROAD

**Existing Use:** RESIDENTIAL      **Proposed Use:** RESIDENTIAL

**Tax Map:** 38      **Grid:** 2      **Parcel No:** 700      **Election District:** FIRST

**Zoning District:** R-A-15      **Total site area:** 0.92 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-22-012, SDP-22-024

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
Section 16.116(b)(1)	Sec. 16.116. - Protection of wetlands, streams, and steep slopes. (b)Steep Slopes. Steep slopes are slopes that average 25 percent or greater over ten vertical feet.(1)Grading, removal of vegetative cover and trees, new structures, and paving shall not be permitted on land with existing steep slopes, except when:(i)The on-site and off-site contiguous area of steep slopes is less than 20,000 square feet; and(ii)There is sufficient area, a minimum ten feet, outside of stream and wetland buffers for required sediment and erosion control measures.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: B. Mehta Date: [Redacted]

Signature of Petitioner Preparer: [Redacted] Date: [Redacted]

Name of Property Owner: CHETAN B. MEHTA Name of Petition Preparer: FISHER, COLLINS, AND CARTER, INC.

Address: 5192 TALBOT'S LANDING Address: 10272 BALTIMORE NATIONAL PIKE  
 [Redacted] [Redacted]

City, State, Zip: ELLICOTT CITY, MD 21046 City, State, Zip: ELLICOTT CITY, MD 21042

E-Mail: ELKRIDGEDEVELOPERS@GMAIL.COM E-Mail: PDOX@FCC-ENG.COM

Phone No.: 443-285-3802 Phone No.: 410-461-2855

Contact Person: CHETAN B. MEHTA Contact Person: PAUL G. CAVANAUGH, P.E.