



May 15, 2023

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

RE: WP-23-092 Mitchell Greens (SP-22-002)

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 project was reviewed.

On May 15, 2023 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **approved** your request for alternative compliance with respect to **Section 16.144(d)(2)** of the Subdivision and Land Development Regulations to extend the 45-day deadline date to resubmit the preliminary equivalent sketch plan.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.144(d)(2) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the one (1) item you were required to address, pursuant to Section 16.104(a)(1):

1. Unreasonable hardship or practical difficulties may result from strict compliance with the regulations.

The Mitchell Greens subdivision received denial of an alternative compliance request to reduce the scenic road buffer (Section 16.125(c)(2) of the Subdivision and Land Development Regulations), which results in the need for the applicant to redesign the subdivision proposal. The granting of this extension allows the applicant additional time necessary to redesign and revise the plans. Strict compliance with the regulations would require the applicant to resubmit incomplete plans for review. Approval of this alternative compliance promotes efficiency of the plan review process. It allows the applicant time to redesign the current plans to comply with the scenic road requirements and address any outstanding regulatory compliance comments from the Subdivision Review Committee.

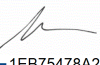
Approval of this Alternative Compliance is subject to the following conditions:

1. The deadline to resubmit SP-22-002 is extended **60 days** from the date of this letter (**on or before July 14, 2023**). Please provide a copy of the alternative compliance decision letter when resubmitting the preliminary equivalent sketch plan to DPZ.

Indicate this alternative compliance 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 alternative compliance approval will remain valid for the time period specified in the conditions of approval.

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

Sincerely,

DocuSigned by:

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Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js

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



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: RESIDENTIAL SUBDIVISION

Subdivision Name/Property Identification: MITCHELL'S GREEN, LOTS 1 thru 8

Location of property: 3958 OLD COLUMBIA RD, ELICOTT CITY, MD 21043

Existing Use: RESIDENTIAL SFD- 3 HOMES **Proposed Use:** RESIDENTIAL SFD- 8 HOMES

Tax Map: Z5 **Grid:** 13 **Parcel No:** 134,135 **Election District:** 2nd

Zoning District: R-ED **Total site area:** 5.65-Ac. +/-

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:

ESP-20-040, WP-23-013, WP-23-056, SP-23-002

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
16.156(g)(2) 16.144(d)(2)	REPORT OF REVIEW COMMITTEE; ADDITIONAL INFORMATION (2) IF THE DEPART. OF PLANNING & ZONING OR THE REVIEW COMMITTEE INDICATES THAT ADDITIONAL INFORMATION IS NEEDED IN ORDER TO DECIDE WHETHER TO APPROVE THE PLAN, THE DEVELOPER SHALL PROVIDE THE INFORMATION WITHIN 45-DAYS OF RECEIVING SUCH INDICATION.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: [Redacted] *Lyle M* Date: [Redacted] 4.5.23

Signature of Petitioner Preparer: [Redacted] *Aldo M. Vitucci* Date: [Redacted] 04-04-23

Name of Property Owner: [Redacted] AGILA SUNDARAM Name of Petitioner Preparer: [Redacted] FISHER, COLLINS & CARTER, INC.

Address: [Redacted] 3950 OLD COLUMBIA ROAD Address: [Redacted] 10272 BALTIMORE NATIONAL PIKE

City, State, Zip: [Redacted] ELLICOTT CITY, MD. 21043 City, State, Zip: [Redacted] ELLICOTT CITY, MD. 21043

E-Mail: [Redacted] agilamkumar@gmail.com E-Mail: [Redacted] amv@fcc-eng.com

Phone No.: [Redacted] 513-293-9599 Phone No.: [Redacted] 410-461-2855

Contact Person: [Redacted] AGILA SUNDARAM Contact Person: [Redacted] ALDO M. VITUCCI, P.E.

Owner's Authorization Attached