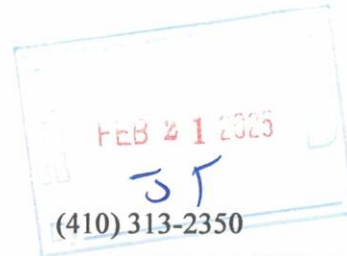




Howard County Maryland
Department of Planning and Zoning
3430 Courthouse Drive, Ellicott City, MD 21043



DPZ Office Use only:

Case No **PA-24-004**

Date Filed

Residential District Variance Petition To the Howard County Hearing Examiner

1. Variance Request

Section Reference No: Rear 108.0.D.a.c(1)(c)(ii), Side 108.0.d.4.c(1)(b)

Request (Describe):

Reduce the setbacks to 0' for the segmented block retaining wall built in the same location as the failed timber retaining wall originally built by the developer. Part of the wall fails on the property line

REVISED

2. Petitioner Information

Petitioner's Name: Arthur Sorak

Trading As (if applicable)

Address: 10226 Shirley Meadow Ct, Ellicott City MD 21042

Phone No. (W) (443) 865-6105

(H) (410) 465-0427

Email Address: artsorak@yahoo.com

3. Council Information

Council for Petitioner:

Counsel's Address:

Council Phone No.:

Email Address:

4. Property Identification

Address of Subject Property: 10226 Shirley Meadow Ct, Ellicott City MD 21042

Property Acreage: 0.47

Election District: 2nd

Zoning District:

Tax Map # 0024

Grid 0007

Parcel/Lot No: 0740/55

Subdivision Name: (if applicable) Centennial Manor

Plat number and date: 6883 10-17-88

5. Petitioner's Interest in Subject Property:



Owner (including joint ownership)



Other (describe and give name and address of owner and attach owner's authorization)

DATA TO ACCOMPANY PETITION

6. Variance plan:

No application for a variance shall be considered complete unless the plan indicates the required setback or other requirement, and the requested variance from the subject setback or other requirement. The submitted plans shall be folded to approximately 8 ½ x 14 inches. **The plan must be drawn to scale and must include the items listed below.**

- ☒ (a) Courses and distances of outline boundary lines and the size of the property
- ☒ (b) North Arrow
- ☒ (c) Zoning of subject property and adjoining property
- ☒ (d) Scale of Plan
- ☒ (e) Existing and proposed uses, structures, natural features and landscaping
- ☐ (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- ☒ (g) Location of all building and use restriction lines
- ☒ (h) Same as (a) through (g) above, of any adjoining, confronting and vicinal properties as necessary for proper examination of the petition, or, if applicable, a copy of the subdivision plat for the community
- ☐ (i) Location of well and private sewerage easement area, if property is to be served by private water and sewer
- ☒ (j) Election district in which the subject property is located
- ☒ (k) Tax Map and parcel number on which the subject property is located
- ☒ (l) Name of local community in which the subject property is located or name of nearby community
- ☒ (m) Name, mailing address, telephone number (and e-mail address, if any) of the petitioner
- ☐ (n) Name, mailing address, telephone number (and e-mail address, if any) of attorney, if any
- ☒ (o) Name and mailing address of property owner
- ☒ (p) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- ☒ (q) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- ☐ (r) Ownership of affected roads
- ☒ (s) A detailed description of all exterior building materials for all proposed structures
- ☐ (t) Any other information as may be necessary for full and proper consideration of the petition

7. Variance

- (a) Describe why the application of the Zoning Regulations in question to your particular property would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

1. The physical character of the property is different from the character of the surrounding properties because of its

✓ Narrowness

✓ Shallowness

✓ Shape

✓ Topography

Other (explain) Previous 105' long timber retaining wall failed. It was replaced by a segmented block retaining wall in the same location. Wall is shown on the original plat but not on the original site development plan. Adjoining property owner has granted an easement to be used for maintenance of the area above the wall.

2. The uniqueness of the property prevents me from making a reasonable use of the property because:

A new retaining wall with a 10' setback would overlap parts of the existing structure including the deck and be within 6' of the corner of the residence. Elimination of the retaining wall in lieu of restoring the original slope would likely result in water drainage issues around the foundation of the existing residence.

- (b) The intended use of the property, in the event the petition is granted:

Existing Residence. The new segmented block retaining wall replaced, in the same location, a failed timber retaining wall that was installed by the original developer.

- (c) Any other factors which the Petitioner desires to have considered:

An easement agreement for maintenance of the wall has been executed with the owners of the adjoining property and has been filed with Howard County by the attorney.

- (d) Explain why the requested variance is the minimum necessary to afford relief:

A new retaining wall with a 10' setback would overlap parts of the existing structure including the deck and be within 6' of the corner of the residence. Elimination of the retaining wall in lieu of restoring the original slope would likely result in water drainage issues around the foundation of the existing residence.

- (e) If the requested variance is granted, would it increase traffic to or from the site?

✓ No Yes, if yes, explain:

- (f) Describe in detail all means of vehicular access onto the site (i.e. width, type of paving, etc.)

Existing residence with paved driveway.

- (g) Describe the topography of the site:

Hillside within Centennial Manor Subdivision
Adjoining properties: Lot 54 10230 Shirley Meadow Ct (2 Story - 2322SF), Lot 56 10222 Shirley Meadow Ct (2 story - 2918SF), Lot 64 10219 Feaga Farm Ct (2 story - 2160SF), Lot 65 10219 Feaga Farm Ct (2 story - 2110SF), Lot 37 Dept. of Parks and Rec. Open Space (No structures)

- (h) Will the existing or proposed structure be visible from adjacent properties? No ✓ Yes, if yes, explain:

Existing residence. Failed timber retaining wall was replaced with a segmented block retaining wall in the same location. It is behind the residence so not easily visible from neighboring properties.

- (i) Describe any existing buffering or landscaping:

Split rail fence along top of retaining wall with landscaping consisting of native plant flower beds.

8. Prior Petitions

Has any petition for the same variance, or substantially the same variance as contained herein, for the same property as the subject of this petition, been disapproved by the Hearing Examiner within twenty-four (24) months of the date of this petition? ✓ No Yes

If yes, and six (6) months have elapsed since the last hearing, an affidavit setting forth new and different grounds on which re-submittal is based must be attached.

9. Additional Material, Fees, Posting, and Advertising:

- (a) If desired, supplemental pages may be attached to the petition. The following number of petitions, plans and supplemental pages must be submitted:
 - **Original and 3 copies (application & plans)**
- (b) The undersigned agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Hearing Examiner in connection with the filing of this petition.
- (c) The undersigned agrees to pay all costs in accordance with the current schedule of fees.
- (d) The undersigned agrees to properly post the property at least fifteen (15) days prior to the hearing and to maintain the property posters as required, and submit an affidavit of posting at, or before the time of the hearing.
- (e) The undersigned agrees to insert legal notices, to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, as prepared and approved by the Department of Planning and Zoning, within at least fifteen (15) days prior to the hearing, and to pay for such advertising costs; and further agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

10. Planning Board Review

The Hearing Examiner may, at its discretion, refer a residential district variance petition to the Planning Board for review and a recommendation

11. Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.



Signature of Petitioner

2/21/25

Date

Signature of Attorney

Date

Real Property Data Search ()

Search Result for HOWARD COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier:

District - 02 Account Number - 306344

Owner Information

Owner Name:

SORAK ARTHUR JR
SORAK BONNIE S T/E
10226 SHIRLEY MEADOW CT
ELLICOTT CITY MD 21042-4833

Use:

RESIDENTIAL

Principal Residence:

YES

Mailing Address:

Deed Reference:

/07603/ 00492

Location & Structure Information

Premises Address:

10226 E SHIRLEY MEADOW CT
ELLICOTT CITY 21042-0000

Legal Description:

LOT 55 .487 A
10226 SHIRLEY MEADOW CT
CENTENNIAL MANOR S1 AR 2

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	6883
0024	0007	0740	2070701.14	7102			55	2022	Plat Ref:	

Town: None

Primary Structure Built

1989

Above Grade Living Area

2,576 SF

Finished Basement Area

Property Land Area

20,355 SF

County Use

Stories

2

Basement

YES

Type

STANDARD UNIT

Exterior

FRAME/

Quality

5

Full/Half Bath

2 full/ 1 half

Garage

1 Attached

Last Notice of Major Improvements

Value Information

	Base Value	Value As of 01/01/2022	Phase-In Assessments As of 07/01/2023	As of 07/01/2024
Land:	255,600	314,600		
Improvements	355,600	333,800		
Total:	611,200	648,400	636,000	648,400
Preferential Land:	0	0		

Transfer Information

Seller: CHENG FEI

Type: ARMS LENGTH IMPROVED

Seller: CICCARELLO NICHOLAS J

Type: ARMS LENGTH IMPROVED

Seller: CENTENNIAL GROUP JOINT VENTURE XXI

Type: ARMS LENGTH IMPROVED

Date: 09/11/2003

Deed1: /07603/ 00492

Date: 08/08/1997

Deed1: /04033/ 00173

Date: 10/26/1988

Deed1: /01906/ 00490

Price: \$449,000

Deed2:

Price: \$235,000

Deed2:

Price: \$216,985

Deed2:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2023

07/01/2024

County:

000

0.00

State:

000

0.00

Municipal:

000

0.00|0.00

0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 02/17/2011

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date: