



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

(410) 313-2350
www.howardcountymd.gov

DPZ Office Use only:
Case No. BA-25-011V
Date Filed 5/5/2025

Residential District Variance Petition

Variance Request

Type of Variance(s): Sideyard Setback

Zoning Regulation Section Number(s): 108.0.D.4.C.1.B

Amount of variance(s) requested: 4.5 ft relief from the 10 ft setback for a deck

Reason for the request:

Need space for deck.



Petitioner Information

Name: Jungsun Kim

Trading As:

Address: 4730 Sheppard Lane, Ellicott, MD, 21042

Phone: 3014526771

Email: jsk@pineorchardwine.net

Petitioner's Interest in the Property: Sole Owner

Representative Information

Name: Jungsun Kim

Address: 4730 Sheppard Lane, Ellicott, MD, 21042

Phone: 3014526771

Email: jsk@pineorchardwine.net

Profession: Retail

Property Information

Property Address: 10237 Baltimore National Pike, Ellicott, MD, 21042

Total Site Area: 0.56 acres Use Area (if different): Tax Map: 24 Grid: 1 Parcel: 544

County Council District: 5 Zoning District: R20

Subdivision Name: SDP #:

1. That there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography, or other existing features peculiar to the particular lot and that as a result of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the bulk provisions of these Regulations.

Jungsun Kim also owns the property next door (10281 Baltimore National Pike). The relief needed is 4.5 ft because of the deck size. This relief would be built towards the next door property that is owned by the same Jungsun Kim.

2. Describe how the variance, if granted, will not alter the essential character of the neighborhood or district in which the lot is located, and will not substantially impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare.

It will not alter any essential character of the neighborhood; it is being built to grant better accessibility. Neighboring property has a deck.

3. That such practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.

It is not a self-created hardship.

4. That within the intent and purpose of these Regulations, the variance, if granted, is the minimum variance necessary to afford relief.

Yes

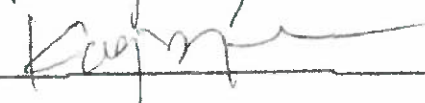
5. That no variance be granted to the minimum criteria established in Section 131.0 for Conditional Uses except where specifically provided therein or in an historic district. Nothing herein shall be construed to prevent the granting of variances in any zoning district other than to the minimum criteria established in Section 131.0.

Yes

Signatures

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

Petitioner's Signature  Date 5/5/2025

Property Owner's Signature  Date 5/5/2025

Process information and submittal requirements can be found on the [ProjectDox website](#)