



Residential District Variance Petition

Variance Request

Type of Variance(s): Home addition , 23 sq ft over the BRL

Zoning Regulation Section Number(s): 5

Amount of variance(s) requested: 23 sq ft over the existing BRL

Reason for the request:

Just want to build a bit further than our BRL (only 23 sq ft).

Petitioner Information

Name: Thelma Valdes

Trading As:

Address: 10426 Fair Oaks, Columbia, MD, 21044

Phone: 2013962845

Email: thelma.i.valdes@gmail.com

Petitioner's Interest in the Property: Joint Owner

Representative Information

Name: Thelma Valdes

Address: 10426 Fair Oaks, Columbia, MD, 21044

Phone: 2013962845

Email: thelma.i.valdes@gmail.com

Profession: Biomedical Engineer

Property Information

Property Address: 10426 Fair Oaks, Columbia, MD, 21044

Total Site Area: 0.33 acres Use Area (if different): Tax Map: 35 Grid: 24 Parcel: 0376

County Council District: 5 Zoning District: R-12

Subdivision Name: 3304 SDP #:

Variance Criteria

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.

Our home was built at an angle to our BRL, rather than parallel to the BRL.

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.

This variance, which is only 23 sq ft, will not alter the essential character of the neighborhood or district.

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.

There has not been, there are no current, nor is this creating 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.

This is a minimal variance request - 23 sq ft.

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.

Our home is not in a historic district

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 John Uddell Date 10/3/24

Property Owner's Signature John Uddell Date 10/3/24

Process information and submittal requirements can be found on the ProjectDox website