

Section 7: Additional Information and Justifications

Property Address: 10676 Stansfeld Rd, Laurel, MD 20723

Petitioner: Shawn Lewis

(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:

The strict application of the zoning regulations to my property at 10676 Stansfeld Rd would result in significant practical difficulties and unnecessary hardships due to several unique physical characteristics of the property. The property is situated on a large hill, which results in an elevated entry to the mudroom compared to the front door. This elevation difference necessitates the construction of the landing and stairs to provide safe and compliant access to the mudroom. The narrowness and shape of the lot further complicate compliance with the standard setback requirements. The existing layout of the house, combined with the property's topography, makes it impossible to adhere strictly to the zoning regulations without sacrificing essential functionality and safety. Without the variance, it would be impossible to provide safe and compliant access to the pre-existing exterior door, which is essential for the functionality and safety of the main entry to the home from the driveway.

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

If the petition is granted, the property will continue to be used as a single-family residence. The variance will allow for the retention of the landing and stairs, ensuring safe and compliant access to the mudroom, which is an integral part of the property. The landing and stairs are essential for providing safe entry and exit to the elevated mudroom, accommodating the unique topography of the property.

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

1. **Compliance with Safety Standards:** The landing and stairs were constructed following proper permits and have passed all required county inspections, demonstrating compliance with safety standards. This ensures that the structures are safe for use and meet all necessary regulatory requirements.
2. **Minimal Impact:** The encroachment of the landing and stairs into the 50-foot setback is minimal. This does not adversely affect the neighboring properties or the overall character of the neighborhood. The existing landscaping provides adequate buffering, minimizing the visual impact on adjacent properties.
3. **Aesthetic Compatibility:** The materials and design of the landing and stairs are aesthetically compatible with the existing structures and the surrounding area, ensuring a cohesive appearance. Neighbors have expressed appreciation for the improvements made to the property, which had been abandoned for years prior to my purchase and renovation efforts.

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

The requested variance is the minimum necessary to afford relief because it allows for the continued use of the existing door while maintaining compliance with safety standards and minimizing impact on neighboring properties. The placement of the landing and stairs is constrained by the existing structures and the unique shape and topography of the property. The variance sought is specifically limited to the area required for safe and compliant access to the mudroom.

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

No, the granting of the variance would not increase traffic to or from the site. The property will continue to be used as a single-family residence, and the variance pertains solely to the encroachment of the landing and stairs. There will be no change in the existing traffic patterns or volume as a result of the variance.

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

Vehicular access to the site remains unchanged. The property has an existing driveway that provides adequate parking and access for residents. The driveway is paved and wide enough to accommodate the vehicles of the residents, ensuring safe and convenient access to the property.

(g) Describe the topography of the site:

The property is situated on a large hill, which results in an elevated entry to the mudroom compared to the front door. This elevation difference necessitates the construction of the landing and stairs to provide safe and compliant access to the mudroom. The topography significantly impacts the layout and accessibility of the property, making the requested variance essential for practical use. The slope of the hill and the positioning of the existing structures create practical difficulties in adhering strictly to the setback requirements.

(h) Will the existing or proposed structure be visible from adjacent properties?

Yes, the landing and stairs are partially visible from adjacent properties. However, they are adequately buffered by existing landscaping, including trees and shrubs, which minimize the visual impact. The design and materials of the structures are compatible with the existing house and do not negatively impact the visual aesthetics of the neighborhood. The improvements made to the property have been positively received by neighbors, who appreciate the enhanced aesthetics of what was previously an abandoned property.

(i) Describe any existing buffering or landscaping:

Existing trees and shrubs provide adequate buffering for the landing and stairs, minimizing their visual impact on adjacent properties. These natural buffers help integrate the new structures into the existing landscape and reduce any potential visual intrusion. Additional landscaping can be added if required to further enhance the privacy and aesthetics of the site, ensuring that the new structures blend seamlessly with the surrounding environment.

Section 6(p)

Title: Explanation and Justification for Variance Petition

Property Address: 10676 Stansfield Rd, Laurel, MD 20723

Petitioner: Shawn Lewis

Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition

1. Floor Area and Height of Structures:

- Existing Structures:
 - House: Approximately 1,300 sq. ft., 25 feet in height.
 - Mudroom: 120 sq. ft., 16 feet in height.
- Proposed Structures:
 - Landing:
 - Dimensions: 4' 10"X16'
 - Height: Front 5 feet; Rear 8 feet
 - Stairs:
 - Front Stairs:
 - 1. Dimensions: 4 feet 10 inches wide, 5 feet high, with 8 steps
 - Back Stairs:
 - 1. Dimensions: 4 feet 10 inches wide, 7 feet high, with 13 steps

2. Setback Distances from Property Lines:

- Front Setback from Stansfield Road:
 - Required: 50 feet
 - Existing Distance: 37.4 feet (Utilized Howard County ECP to determine)
 - Encroachment: 12 feet 8 inches

3. Additional Numerical Values:

- Lot Size: 0.61 acres (26,450.63 sq. ft.)

Section 6(s) - Detailed Description of Exterior Building Materials

Title: Detailed Description of Exterior Building Materials - Section 6(s)

Property Address: 10676 Stansfield Rd, Laurel, MD 20723

Petitioner: Shawn Lewis

6(s) Detailed description of all exterior building materials for all proposed structures:

1. Landing:

- **Material:** Pressure-treated lumber for the structural framework
- **Deck Boards:** Composite decking boards
- **Finish:** Composite boards provide a weather-resistant, low-maintenance surface
- **Color:** Composite deck boards in a color that complements the existing property aesthetic
- **Footers:** 6x6 pressure-treated posts set in concrete for stability and durability
- **Joists:** 2x8 pressure-treated lumber for robust structural support

2. Stairs:

- **Material:** Pressure-treated lumber for the structural framework
- **Deck Boards:** Composite decking boards
- **Finish:** Composite boards for treads provide a weather-resistant, low-maintenance surface
- **Color:** Matching the composite deck boards used for the landing
- **Risers:** Pressure-treated lumber
- **Railings:**
 - **Material:** Composite railings
 - **Finish:** Weather-resistant and low-maintenance composite material
 - **Design:** Simple, sturdy design with vertical balusters to ensure safety and comply with building codes

Section 6 (t)

Title: Explanation and Justification for Variance Petition

Property Address: 10676 Stansfield Rd, Laurel, MD 20723

Petitioner: Shawn Lewis

Background: I initially applied for a permit to build a large deck at my property located at 10676 Stansfield Rd, Laurel, MD 20723. The purpose of the deck was to provide space for entertaining guests and accommodating tables and chairs. Upon receiving feedback that the construction of the deck would require a variance and considering the high costs involved, I decided not to proceed with the project.

Instead, I opted to renovate a pre-existing mudroom that was falling apart. I filed a new permit for this work, clearly mentioning in the description "stairwell to exterior door." This permit was approved, and all required inspections were successfully passed, including footings and final inspections for both the mudroom and the stairs/landing.

Several years later, I received a violation notice related to the original deck permit. Despite numerous attempts to clarify the situation with the Howard County Planning, Zoning, and Inspections departments, the issue remained unresolved. Therefore, per their mandates I am now seeking a variance to address this matter formally.

Unique Physical Characteristics:

- The narrowness and shape of the property create practical difficulties in adhering strictly to the standard setback requirements. The existing layout of the house, combined with the property's topography, necessitates the placement of the landing and stairs as they are.

Practical Difficulties:

- Without the variance, it would be impossible to provide safe and compliant access to the pre-existing exterior door, which is essential for the functionality and safety of the main entry to the home from the driveway. The majority of the house lies within the setback area, making alternative placements unfeasible.

Compliance and Safety:

- The landing and stairs have been constructed following proper permits and have passed all required county inspections, demonstrating compliance with safety standards.

Minimum Necessary Relief:

- The requested variance is the minimum necessary to afford relief. It allows for the continued use of the existing door while maintaining compliance with safety standards and minimizing impact on neighboring properties.

Traffic and Visibility:

- The variance will not increase traffic to or from the site. The landing and stairs are partially visible from adjacent properties but are adequately buffered by existing landscaping.

Community Impact:

- The proposed variance will not alter the essential character of the neighborhood or district. The addition is in line with the existing aesthetic and does not impair the use or development of adjacent properties. I have actively communicated all of my projects with my neighbors, and they have expressed gratitude for renovating what was an abandoned property for several years prior.

Conclusion: I respectfully request the approval of this variance to rectify the existing violation and to ensure the continued safe and compliant use of my property. Thank you for your consideration.

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Building B21000848:
Residential Interior Alteration Single Family Dwelling Permit
Record Status: Completed

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Record Info  Payments  Custom Component

Work Location

10676 STANSFIELD RD
LAUREL MD 20723

Application Details

Applicant:

SHAWN LEWIS
HOME OWNER
10676 STANSFIELD RD
LAUREL, MD, 20723
Phone:4104906116
SILEWIS30@GMAIL.COM

Licensed Professional:

SHAWN LEWIS SILEWIS30@GMAIL.COM
10676 STANSFIELD RD
LAUREL, MD, 20723
Primary Phone:4104906116
Home Owner

Description of Work:

SFD/ ALTERATIONS TO SUNROOM TO INCLUDE REPLACE
ROTTED FRAMING, ADD NEW WINDOWS AND EXTERIOR DOOR
AND STAIRWELL (APPROXIMATELY 120 SQ. FT.)

Owner:

LEWIS SHAWN I
10676 STANSFIELD RD
LAUREL MD 20723

Primary Phone:4104906116
SILEWIS30@GMAIL.COM

[More Details](#)

HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS
3430 COURT HOUSE DRIVE - ELLICOTT CITY, MD 21043
*** THIS PERMIT MUST BE CONSPICUOUSLY POSTED ON SITE ***

Residential Interior Alteration Single Family Dwelling Permit

PERMIT NUMBER: B21000848

APPLICATION DATE: 3/8/2021

ISSUE DATE: 4/15/2021

SITE ADDRESS:

10676 STANSFIELD RD
LAUREL, MD 20723

PROPERTY OWNER INFO:

LEWIS SHAWN I
10676 STANSFIELD RD
LAUREL, MD 20723
Phone #: 410-490-6116

Subdivision: Yoriko Property

Lot No.: 1

Tax Map: 46

Grid: 46-18

ADC Map: 5052-J9

SDP No.:

Zoning: R-20

Census Tract: 606802

DESCRIPTION OF WORK:

SFD/ ALTERATIONS TO SUNROOM TO INCLUDE REPLACE ROTTED FRAMING, ADD NEW WINDOWS AND EXTERIOR DOOR AND STAIRWELL (APPROXIMATELY 120 SQ. FT.)

PRIMARY CONTRACTOR INFO:

Contractor License No.: 0

License Address: HOME OWNER
SHAWN LEWIS

10676 STANSFIELD RD
Phone #: LAUREL, MD 20723
410-490-6116

PRIMARY CONTACT INFO:

Contact Type: CONTACT
HOME OWNER

10676 STANSFIELD RD
LAUREL, MD 20723

Phone #: 410-490-6116

Building/Lot Characteristics

Legal Description: IMPSLOT 1 .6091 A. & IM[]10676 STANSFIELD RD[]YORIKO PROP

Existing Use:

Height:

Basement:

SF # of Bedrooms:

SF # of Full Baths:

SF # of Half Baths:

Water Supply:

Sewage Disposal:

Zoning Setback Requirements:

Front -	Proposed:	Required:
Rear -	Proposed:	Required:
Side -	Proposed:	Required:
Side Street -	Proposed:	Required:

Permit Fees:

Total Fees Invoiced:	\$80.00
Total Fees Paid:	\$80.00
Balance Due:	\$0.00

Meets Minimum Required Setbacks?: Yes

Lot Coverage for NT Zoning:

To schedule an inspection or check the results of an inspection please call (410) 313-3800

APPROVED BY THE DIRECTOR OF INSPECTIONS, LICENSES AND PERMITS - BUILDING OFFICIAL