



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-25-006V

Date Filed 3/27/25

Residential District Variance Petition

Petition Type: Residential District Variance

Variance Request: Type of Variance(s): Residential District Variance Petition

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

Amount of variance(s) requested: A 17.2-foot reduction of the required 50-foot front setback for the construction of stairs and a landing to an existing mudroom door.

Reason for the request:

Due to the home itself being built within the setback and the property's narrowness, shape, and slope, strict compliance with the 50-foot setback is impractical. The stairs and landing are essential for safe access to a pre-existing elevated entry door, and the encroachment into the setback is minimal. The structure was built under a valid permit and passed all required inspection but a few years later I received a notice that the stairs and landing were encroaching into the setback.

Petitioner Information

Name: Shawn Lewis

Trading As:

Address: 10676 Stansfield rd, Laurel, MD, 20723

Phone: 4104906116

Email: silewis30@gmail.com

Petitioner's Interest in the Property: Sole Owner

Representative Information

Name: Shawn Lewis

Address: 10676 Stansfield rd, Laurel, MD, 20723

Phone: 4104906116

Email: silewis30@gmail.com

Profession: Firefighter/EMT



Property Information

Property Address: 10676 Stansfield Rd, Laurel, MD, 20772

Total Site Area: 0.61 acres Use Area (if different): Tax Map: 46 Grid: 18 Parcel: 88/1

County Council District: 4 Zoning District: R-20

Subdivision Name: Yoriko Property SDP #:F-15-044

Variance Petition Criteria

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.

The property is situated on a large hill, resulting in an elevated entry from the driveway that necessitates the stairs and landing. The home itself already encroaching on the 50 foot set back in addition to the narrowness, topography, and shape of the lot make strict compliance with the 50-foot front setback impractical. Most of the house lies within the setback area, leaving no feasible alternative for safe access.

See uploaded supplemental narrative

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

The stairs and landing are constructed with materials matching the home, surrounded by existing landscaping, and have minimal visibility from adjacent properties. The structure does not impair neighboring properties or the character of the area. In fact, neighbors have expressed appreciation for improvements made to what was an abandoned home and an entryway that was collapsing prior to repairs being made. See uploaded supplemental narrative

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.

The hardship is not self-created. The landing and stairs were built with a valid permit stating it “meets all minimum setbacks” and passed all inspections. It was only years later that a violation notice was issued. The request seeks only to correct the record and formalize an existing structure built in good faith. The entry way already had existing stairs from what my neighbors told me but they fell down years prior to me purchasing the home.

See uploaded supplemental narrative

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

The requested 17.2-foot variance is the minimum required to retain the stairs and landing, ensuring safe access to the homes main entry from the driveway. The dimensions were limited by the physical constraints of the property and designed solely for function.

See uploaded supplemental narrative

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.

The variance request does not relate to minimum criteria under Section 131.0. It is not for a conditional use and is appropriate for a residential zoning 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 Shanika **Date** 04/05/2025

Property Owner's Signature Scud **Date** 04/05/2025

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