



**Subject:** Kevin Favorite – 6192 Llanfair Drive  
Board of Appeals Case No. BA-25-020V

**To:** Howard County Hearing Examiner

**From:** Julia Sauer, Division Chief  
Division of Public Service  
and Zoning Administration



**Date:** September 30, 2025

This is a petition for a residential variance from Sections 108.0.D.4.b.(1).(a).(ii) and 128.0.A.1.e of the Howard County Zoning Regulations for construction of a porch within the front setback. The R-20 zoning regulations require a 50-foot front setback from Llanfair Drive (local public road). Section 128.0.A.1.e allows porches to encroach 10 feet into the front setback, effectively reducing the 50-foot front setback to 40 feet for a porch. The Petitioner is requesting a variance to encroach into the required 40-foot front setback by 10 feet for a front porch. The subject property is identified as Tax Map 35, Parcel 370 and addressed as 6192 Llanfair Drive, Columbia. The 0.348-acre property is zoned R-20 (Residential: Single). Adjoining properties are zoned R-20 and are developed with single family detached dwellings.

Please note when the home was originally constructed, the front setback in the R-20 district was 40 feet and the home was built in compliance. Since the home's construction, the front setback in the R-20 district has increased to 50 feet. Because the Petitioner is encroaching a total of 20 feet past the building restriction line, they were asked to apply for the residential variance.

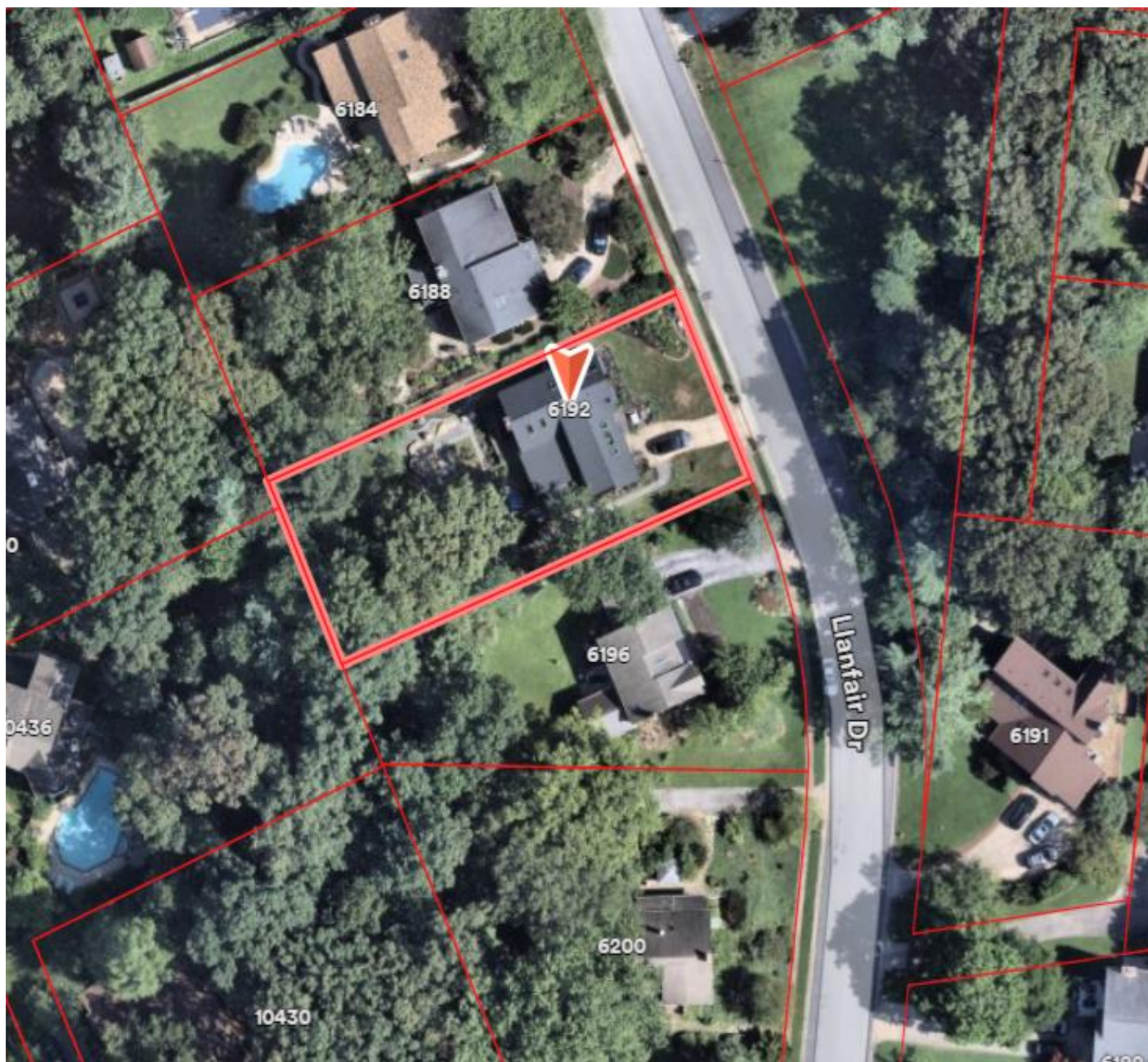
Responses from the following agencies are attached:

1. Division of Land Development
2. Development Engineering Division
3. Resource Conservation Division
4. Department of Recreation & Parks
5. Department of Inspections, Licenses and Permits
6. Bureau of Environmental Health
7. Department of Fire and Rescue Services

Attachments

cc: Petitioner

## 6192 Llanfair Drive





# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

## Agency Comment Form

### Variance

Date: August 20, 2025  
Use: Residential  
Zoning: R-20  
File No.: BA-25-020V  
Petitioner: Kevin Favorite  
Property Address: 6192 Llanfair Drive  
Map No: 35  
Parcel: 370

COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x		x

Comments Due: September 3, 2025

COMMENTS: (Dept. of Rec. & Parks) We have no comments.

September . 2, 2025

Paul Walsky

SIGNATURE



Agency Comment Form

Variance

Date: August 20, 2025  
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Petitioner: Kevin Favorite  
Property Address: 6192 Llanfair Drive  
Map No: 35  
Parcel: 370

COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x		x

Comments Due: September 3, 2025

COMMENTS: No Health Review required.

Zack Silvest

SIGNATURE



Agency Comment Form

Variance

Date: August 20, 2025  
Use: Residential  
Zoning: R-20  
File No.: BA-25-020V  
Petitioner: Kevin Favorite  
Property Address: 6192 Llanfair Drive  
Map No: 35  
Parcel: 370

COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x		x

Comments Due: September 3, 2025

COMMENTS: DILP—No Coimments

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James Hobson  
SIGNATURE





Agency Comment Form

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COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x		x

Comments Due: September 3, 2025

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request for a residential variance for a 20' setback reduction to build an attached front porch based on the justification presented in the application.

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Jim Witmer  
SIGNATURE



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COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x		x

Comments Due: September 3, 2025

COMMENTS: The Resource Conservation Division (RCD) takes no exception to the requested variance.

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Eric Buschman 8/21/25  
SIGNATURE



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COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x		x

Comments Due: September 3, 2025

COMMENTS: The Department of Fire and Rescue Services has no comment on, nor objection to, this request.

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Robert Ferguson  
Battalion Chief  
Office of the Fire Marshal





HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350  
 Lynda D. Eisenberg, AICP, Director FAX 410-313-3467


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Comments Due: September 3, 2025

COMMENTS: The Division of Land Development has reviewed the above referenced Variance Petition for the proposed 20-foot front setback encroachment for the construction of a wood deck at 6192 Llanfair Drive, Columbia, MD and has no objection to approval of this variance. The existing house was constructed 40.8 feet from the front property boundary in 1981 prior to the 50-foot front setback requirement that currently exists for the R-20 zoning district. The proposed deck will only extend 10 feet from the front of the existing dwelling and will remain 30 feet from the front property boundary. The deck construction has the potential to comply with all technical requirements in the Subdivision and Land Development Regulations

Signed by:  
  
 52802C5E82E24CA...  
 Jason Lenker  
