



Residential Variance Petition

Variance Request

Are there multiple variances requested with this petition?

Single Variance

Describe the amount of variance requested:

10 feet into front set back

Type(s) of Variance(s):

residential variance of an additional 20 ft into the front setback to build an attached front porch

Zoning Regulation Section Number: 128

Describe the amount of variance requested: 10 feet into front setback for 10'x12' porch

Reason for the variance request (Describe): from corner of house

The house built in 1981 currently sits 40.8 feet from the front property boundary within the 50 ft set back according to current zoning laws. Would like to build a front porch that extends 10 additional feet into the setback to provide a sitting area, shade, and mitigate water damage from the roof valley that terminates above the front door.

When the home was first built the front setback in the R-20 district was 40' and the home was constructed in compliance. Since the house was constructed, the front setback for the R-20 district has increased to 50'

Petitioner's Representative Information

Petitioner's Representative Name: kevin favorite

Address: 6192 Llanfair Drive, Columbia, MD, 21044

Phone: (301)377-8235

Email: kevinfavorite@gmail.com

Profession: Government analyst

Petitioner Information

Petitioner Name: kevin favorite

Petitioners Business Name/Trading As:

Address: 6192 Llanfair Drive, Columbia, MD, 21044

Phone: (301) 377-8235

Email: kevinfavorite@gmail.com

Petitioner's Interest in Subject Property: Sole Owner

If the petitioner is not the property owner, please explain:

Property Information

Are there multiple properties involved with this petition? Single Property

Property Description: single family home

Existing Use: Residential R-20

Property Owner: Kevin Favorite

Property Address: 6192 Llanfair Drive , Columbia , MD, 21044

Tax Map: 35

Grid: 12

Parcel/Lot Number: 370/3

Zoning District: R-20

County Council District: Council District 4 - Deb Jung

Total Site Area: 0.35

Subdivision Name (If applicable): Owen brown estates

Site Development Plan (If applicable):

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.

No additional hardships or burdens were purposefully created by the owner.

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.

There are houses within the neighborhood that have a porch front and some houses within 30 feet of the front property setback. The porch will be built taking into consideration the characteristics of the neighborhood and an aesthetically appealing design that conforms to the style of the house.

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.

No additional hardships or burdens were purposefully created by the owner.

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

The minimum variance is being requested that conforms to the desired use of the porch as well as the topography of the front yard which begins a downward slope after 12 feet.

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 property is not located in a historic district, the proposed construction will not alter the zoning district and will continue to be for residential use.

Prior Petition

Has any petition for the same variance, or substantially the same variance as contained herein, for the same property as the subject of this petition, been disapproved by the Hearing Examiner within twenty-four (24) months of the date of this petition? No

Does this Property have any prior zoning cases? No

Enter all prior case numbers here, separated by a comma. Upload documentation in the next step of the submittal process.

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

9/11/25

If the Property Owner is not the Petitioner, you must submit a signed [Property Owners Authorization](#).

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

Digitally Signed by: kevin favorite

Signature Date: 2025-8-4 20:53:23

CONTACT US

Department of Planning and Zoning