



Residential Variance Petition

Variance Request

Are there multiple variances requested with this petition?

Single Variance

Describe the amount of variance requested:

20 feet for portion of the backyard

Type(s) of Variance(s):

Residential District Variance

Zoning Regulation Section Number: Section 130.0.B.2.a.(1) through (5) of the Howard County Zoning Regulations

Describe the amount of variance requested:

Reason for the variance request (Describe):

I am living in an area with homes that have large lots. I have three acres, but unfortunately, my house is built so my backyard is very close to my neighbor's property. My 3.17 acres is mostly restricted by areas reserved for sewer pecculation or reserved national forest areas. We are respectfully requesting this set back to change to 5' only in the area impacted by the pool and a small shed pool house. Please note my neighbor house is away and this will not impact his property at all.

Petitioner's Representative Information

Petitioner's Representative Name: Kourosh Mechanic

Address: 3704 Red Oak Ln, Ellicott City, MD, 21042

Phone: (410) 371-2981

Email: CYRUSMECHANIC@GMAIL.COM

Profession: Registered Professional engineer



Petitioner Information

Petitioner Name: Kourosh Mechanic

Petitioners Business Name/Trading As: structures r us/ trading as SRU

Address: 3704 Red Oak Ln, Ellicott City, MD, 21042

Phone: (410) 371-2981

Email: CYRUSMECHANIC@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 with 3.3 ac lot.

Existing Use: Residential

Property Owner: Kourosh and Faegheh Habibi

Property Address: 3704 Red Oak Lane, Ellicott city, MD, 21042

Tax Map: 22

Grid: 12

Parcel/Lot Number: 360

Zoning District: RR-DEO

County Council District: Council District 1 - Liz Walsh

Total Site Area: 3.17

Plat Number and recordation date (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.

The 3.1 ac lot is very irregular with a short back yard. Most of the lot has building restrictions. I need a place to build a pool for my family.

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.

If the variance is granted, none of the neighbors will even notice it as their buildings are far far away with acres of woods in between us.

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.

I have not created this hardship.

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

Yes, it is a very small back yard and I need some relief to be able to build a pool.

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.

Nothing historic.

Prior Petition

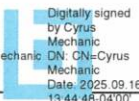
Has any petition for the same variance, or substantially the same variance as contained herein, for the same property as the subject of this petition, been disapproved by the Hearing Examiner within twenty-four (24) months of the date of this petition? No

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  Digitally signed by Cyrus Mechanic
Cyrus Mechanic DN: CN=Cyrus Mechanic
Date: 2025.09.16 19:44:46 -0400 Date 9/24/25

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: Kourosh Mechanic

Signature Date: 2025-8-19 16:34:47

CONTACT US

Department of Planning and Zoning