



Subject: 5203 New Prospect Court
Board of Appeals Case No. BA-25-017V

To: Howard County Hearing Examiner

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



Date: October 22, 2025

This is a petition for a Residential Variance from Section 108.0.D.4.c.(1) of the Zoning Regulations to encroach into the required setbacks for a proposed deck with steps. The subject property is identified as Tax Map 31, Grid 20, Parcel 801, Lot 125 and addressed as 5203 New Prospect Court. The 0.3-acre property is zoned R-20 (Residential: Single). Adjoining properties are zoned R-20 and are developed with single-family detached dwellings.

The Division of Public Service and Zoning Administration has no comments on this petition.

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

5203 New Prospect Court





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 26, 2025
 Use: Residential
 Zoning: R-20
 File No.: BA-25-017V
 Petitioner: Gabriele Council
 Property Address: 5203 New Prospect Court
 Map No: 31
 Parcel: 801

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	x	x

COMMENTS:

The Division of Land Development has reviewed the above referenced residential variance to reduce the rear setback for an open deck and determined the proposed plan does not conflict with the Subdivision and Land Development Regulations and does not require further review from the Division of Land Development.

DocuSigned by:

Brenda Luber
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Brenda Luber

Division of Land Development





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Comments Due: September 9, 2025

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request for a reduction in the 20' rear setback to 14' for the replacement of an existing deck based on the justification presented in the request.

Jim Witmer
SIGNATURE



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Comments Due: September 9, 2025

COMMENTS: The Resource Conservation Division (RCD) has no comments.

Eric Buschman 8/27/25
SIGNATURE



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Comments Due: September 9, 2025

COMMENTS: DRP takes no exception to the requested Variance to reduce the building setback from 20' to 14' for the purpose of building the proposed 18'x20' deck.

Jason L. Thompson, PLA
SIGNATURE



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Comments Due: September 9, 2025

COMMENTS: DILP—No Comment

James Hobson
SIGNATURE



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Comments Due: September 9, 2025

COMMENTS: No Health review required.

Zack Silvest

SIGNATURE



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Comments Due: September 9, 2025

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

Robert Ferguson
Battalion Chief
Office of the Fire Marshal