



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-25-017V
Date Filed 7/11/2025

Residential District Variance Petition

Variance Request

Type of Variance(s): RESIDENTIAL DISTRICT VARIANCE

Zoning Regulation Section Number(s) 108.0.D.4.c(1)(e)(i)

Amount of variance(s) requested: THE HOUSE IS A CORNER LOT ANGLED ONLY LEAVING A14' SETBACK AND ZONING REQUIRES 30' SETBACK TO REAR PROPERTY. THIS IS A REMOVE AND REPLACE DECK. 18'D X 20'W OPEN DECK

Reason for the request:

30' IS REQUIRED BUT A REDUCTION TO 14' REAR SETBACK

RECEIVED

OCT 08 2025

BY:

REVISED

Petitioner Information

Name: gabriele council

Trading As: PERMITS BY GABRIELE

Address: 5020 FORGE RD, PERRY HALL, MD, 21128

Phone: 4437605822

Email: gabrielecouncil@msn.com

Petitioner's Interest in the Property: Other

Representative Information

Name: gabriele council

Address: 5020 FORGE RD, PERRY HALL, MD, 21128

Phone: 4437605822

Email: gabrielecouncil@msn.com

Profession: PERMITS BY GABRIELE

Property Information

Property Address: 5203 NEW PROSPECT CT, ELLICOTT CITY, MD, 21043

Total Site Area: 14001 SF Use Area (if different): Tax Map: 31 Grid: 20 Parcel: 801125

County Council District: 1 Zoning District: R-20

Subdivision Name: MONTGOMERY MEADOWS S1 A2 SDP #:

Variance Criteria

1. 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.

CORNER LOT WITH AN ANGLED HOUSE WITH AMPLE SETBACKS. ONLY THE LEFT REAR CORNER OF THE DECK HAS A 14' SETBACK INSTEAD OF 20'

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

NOTHING WILL ALTER THE ESSENTIAL CHARACTER OR THE NEIGHBORHOOD OR DISTRICT. IT WILL NOT IMPAIR THE USE OF DEVELOPMENT OF ADJACENT PROPERTY. IT WILL NOT BE DETRIMENTAL TO THE PUBLIC.

3. 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.

THIS IS NOT A SELF CREATED HARDSHIP.

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

14'

5. 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.

NOT HISTORICAL

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

Maryland

Date 7/31/2025

Property Owner's Signature

Jody K. Orr

Date 7/31/2025