



Subject: Brian Stitely – 10013 Culverene Road
Board of Appeals Case No. BA-25-026V

To: Howard County Hearing Examiner

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



Date: November 25, 2025

This petition is for a residential variance from Sections 108.0.D.4.a.(1).(a).(ii) of the Howard County Zoning Regulations for construction of an addition within the side setback. The R-20 zoning regulations require a 50-foot side setback from a public street right-of-way (Coehorn Court). The Petitioner is requesting a variance to encroach into the required 50-foot setback by 20 feet for an addition. The subject property is identified as Tax Map 24, Parcel 1146, Lot 1 and addressed as 10013 Culverene Road. The 0.483-acre property is zoned R-20 (Residential: Single). Adjoining properties are zoned R-20 and are developed with single family detached dwellings.

Please note there are two existing sheds (on the rear and side property lines) depicted on the Plan that are not in compliance with the current setbacks of the R-20 district.

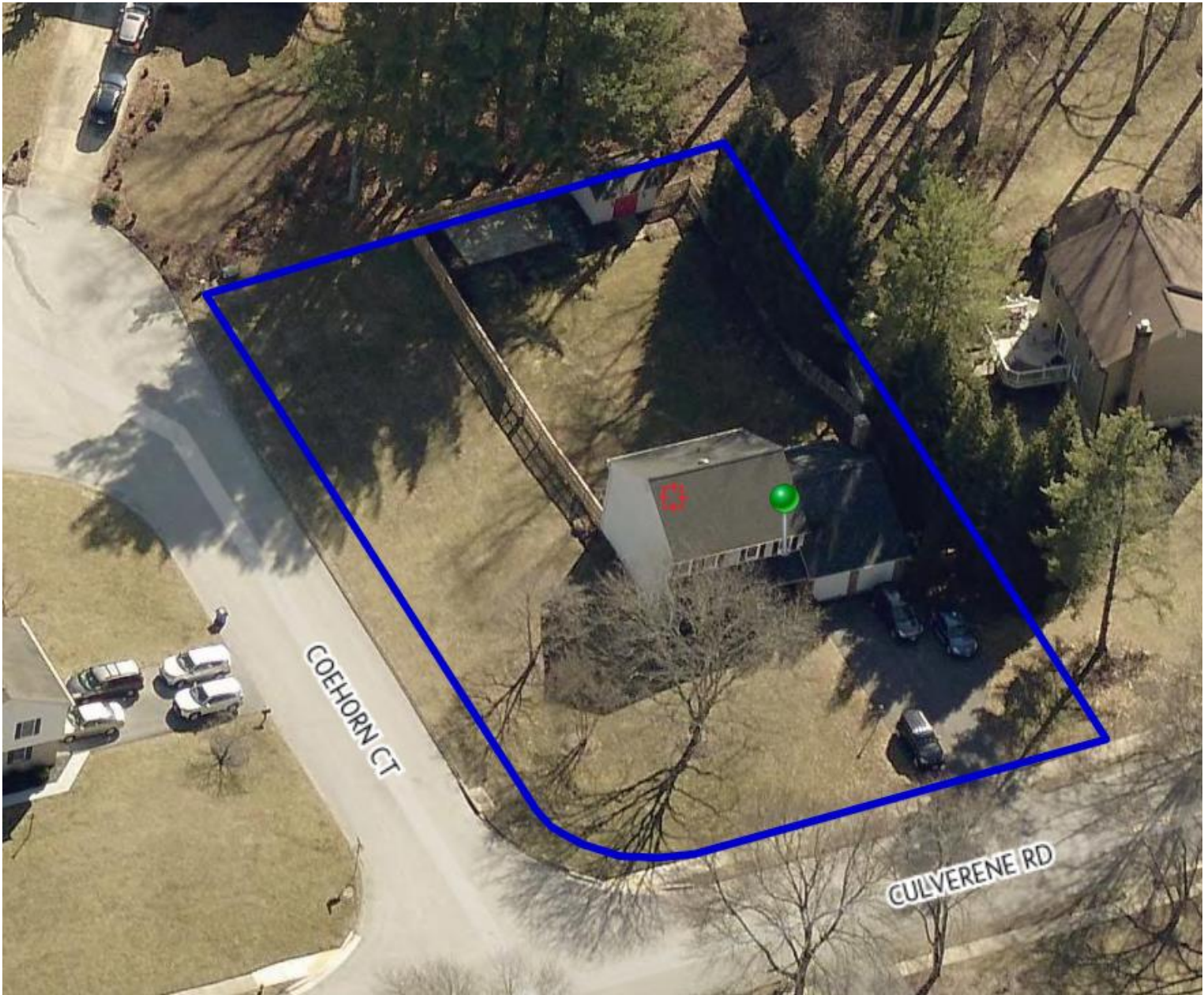
Responses from the following agencies are attached:

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

10013 Culverene Road



Agency Comment Form

Variance

Date: October 22, 2025
Use: Residential
Zoning: R-20
File No.: BA-25-026V
Petitioner: Brian Stitely
Property Address: 10013 Culverene Road
Map No: 24
Parcel: 1146

COMMENT REQUEST	DLD	DED	RCD	DCCF	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: November 5, 2025

COMMENTS: Health has no comments for this building amendment waiver.

Zack Silvest

SIGNATURE



Agency Comment Form

Variance

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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: November 5, 2025

COMMENTS: The Resource Conservation Division (RCD) has no objection to the proposed variance.

Eric Buschman 10/22/25
SIGNATURE



Agency Comment Form

Variance

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Petitioner: Brian Stitely
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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: November 5, 2025

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request to reduce the side setback from 50 feet to 30 feet based on the justification presented in the application for a proposed addition.


SIGNATURE



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: October 22, 2025
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 Zoning: R-20
 File No.: BA-25-026V
 Petitioner: Brian Stitely
 Property Address: 10013 Culverene Road
 Map No: 24
 Parcel: 1146

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: November 5, 2025

COMMENTS: The Division of Land Development has no objection to the request to reduce the 50-foot side setback to 30 feet for a proposed addition.

Initial

SIGNATURE



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File No.: BA-25-026V
Petitioner: Brian Stitely
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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: November 5, 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