



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-25-026V**

Date Filed: **10/02/2025**

Residential Variance Petition

Variance Request

Are there multiple variances requested with this petition?

Single Variance

Describe the amount of variance requested:

The side setback from public street is 50'. We need it to be 30'.

Type(s) of Variance(s):

Residential Variance. Setback is 50 ft. it was originally set at 30 ft prior to 1993. In 1993 it changed to 40ft and then changed to 50 ft in 2004.

Zoning Regulation Section Number: 108.0.D.4.a.1(a)(ii)

Describe the amount of variance requested:

Reason for the variance request (Describe):

residential property 10013 Culverene RD, Ellicott City, MD 21042. Submitted permit application for addition (in law suite) #B25003820. Permit application placed on hold by Zoning Dept: the side setback public street is 50ft. The property was surveyed based on a 30ft setback; design was approved. Design based on the 30ft setback is ideal for the homeowner as well as aesthetically pleasing to the neighborhood.

Petitioner's Representative Information

Petitioner's Representative Name: Brian Stitely

Address: 10013 Culverene RD, 21042, MD, 21042

Phone: (410) 294-1876

Email: bkstitely@verizon.net

Profession: Homeowner

Petitioner Information

Petitioner Name: Brian Stitely

Petitioners Business Name/Trading As:

Address: 10013 Culverene RD, 21042, MD, 21042

Phone: (410) 294-1876

Email: bkstitely@verizon.net

Petitioner's Interest in Subject Property: Joint 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 with attached two car garage

Existing Use: Main residence

Property Owner: Brian and Kathleen Stitely

Property Address: 10013 Culverene RD, Ellicott City, MD, 21042

Tax Map: 24

Grid: 14

Parcel/Lot Number: 1146/ Lot 1

Zoning District: R-20

County Council District: Council District 1 - Liz Walsh

Total Site Area: 0.483

Subdivision Name (If applicable):

Site Development Plan (If applicable):

Plat Number and recordation date (If applicable): 24 P-1146 September 8, 2025

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.

Based on the layout of the property, it is best that the addition be placed on the proposed site; using the design of the 30ft setback.

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.

The approved design using a 30ft setback is the most appealing to the look of the neighborhood. The design was created to keep the look of a single family home; The variance will not impair adjacent property or affect public welfare. The current design was created so that the addition does not look like a separate residence but simply adding to the single family home look.

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 variance is not being requested due to a problem created by the homeowner. There is no zoning violation.

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

Yes, the 30ft variance being requested will provide the necessary space for the addition based on the design best suited for the homeowner and neighborhood.

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 footage amount being requesting is the minimum amount necessary for the approved design for the addition.

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 Brian D. Stitely Date 10/17/2025

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: Brian Stitely

Signature Date: 2025-10-2 08:42:26
