



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-25-027V

Date Filed:

12/16/2025

Residential Variance Petition

Variance Request

Are there multiple variances requested with this petition?

Single Variance

Describe the amount of variance requested:

Deck encroaching the rear setback

Type(s) of Variance(s):

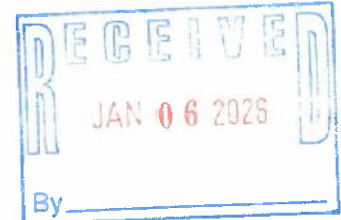
Encroaching the rear setback required 25ft

Zoning Regulation Section Number: 107.0D4d1(c)

Describe the amount of variance requested:

Reason for the variance request (Describe):

For an existing deck within the setbacks.



Petitioner's Representative Information

Petitioner's Representative Name: John Lynn

Address: 11168 Eugene Avenue, Fulton, MD, 20759

Phone: (202) 359-8442

Email: zoning@howardcountymd.gov

Profession: Small Business Owner

Petitioner Information

Petitioner Name: John Lynn

Petitioners Business Name/Trading As:

Address: 11168 Eugene Avenue, Fulton, MD, 20759

Phone: (202) 359-8442

Email: johnlynn@lynnwholesaleflooring.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 structure on the lot

Existing Use: Single family house

Property Owner: John Lynn

Property Address: 11168 Eugene Avenue, Fulton, MD, 20759

Tax Map: 46

Grid: 2

Parcel/Lot Number: 113/149

Zoning District: R/ED

County Council District: Council District 4 - Deb Jung

Total Site Area: 0.169

Subdivision Name (If applicable):

Site Development Plan (If applicable):

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 shape of the lot and orientation of the house is skewed so it is not parallel to the rear 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 HOA has approved my deck and there are many decks built just like mine in my neighborhood. I had both my neighbors on both side of my house and the one facing my house sign a document saying they approve my deck.

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 purchased the lot from NV homes for my house to be built on but I did not have the freedom to choose the configuration of the uneven lot.

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

Yes, this is the minimum to afford relief from the setbacks.

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.

This is not applicable.

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 John Lynn Date 12/16/25

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: John Lynn

Signature Date: 2025-10-21 14:46:56

CONTACT US

Department of Planning and Zoning
Public Service and Zoning Division
3430 Court House Drive, Ellicott City, MD 21043
TEL: 410.313.2350



ZONING PETITION AFFIDAVIT

Petitioner Name: John Lynn
Property Address: 11168 Eugene Ave Fulton, MD 20759
Zoning Petition Type: Residential Variance

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

The undersigned does hereby declare that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached application for a zoning petition as requested for the property referenced above.

I we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

Petitioner Name

Signature

Date

John Lynn

[Signature]

12/16/25

Witness Name

Signature

Date

Witness Name

Signature

Date

This Affidavit must be signed, scanned and uploaded through the ProjectDox Zoning Petition Application process at <https://howard-md-us.avovecloud.com/ProjectDox/>

For more information or questions, contact DPZ at (410) 313-2350.