



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-26-001V

Date Filed: 1/13/2026

Residential Variance Petition

Variance Request

Are there multiple variances requested with this petition?

Multiple Variance

Describe the amount of variance requested:

5.5 feet for the rear and 6 feet for the side and 828 accessory structure lot coverage

Type(s) of Variance(s):

Siding and rear setbacks for accessory structures and exceeding lot coverage for accessory structures

Zoning Regulation Section Number: 110.0.D4d(1)(c)(ii); 110.0.D4d(1)(b)(i); 128.0A12a(1)(a)

Describe the amount of variance requested:

Reason for the variance request (Describe):

Accessory structures within side and rear setbacks and over the lot coverage permitted for accessory structures

Petitioner's Representative Information

Petitioner's Representative Name: Viji Nathan

Address: 10048 Superior Ave, Laurel, MD, 20723

Phone: (301) 520-4073

Email: vijinathan7661@gmail.com

Profession: Health Care - Nursing



Petitioner Information

Petitioner Name: Viji Nathan

Petitioners Business Name/Trading As:

Address: 10048 Superior Ave, Laurel, MD, 20723

Phone: (301) 520-4073

Email: vijinathan7661@gmail.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 with an attached garage with multiple accessory structures

Existing Use: Owner Occupied Rental

Property Owner: Viji Nathan

Property Address: 10048 Superior Avenue, Laurel, MD, 20723

Tax Map: 50

Grid: 2

Parcel/Lot Number: 412

Zoning District: Residential

County Council District: Council District 3 - Christiana Rigby

Total Site Area: 0.56

Subdivision Name (If applicable): N/A

Site Development Plan (If applicable): N/A

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.

All the accessory buildings already existed prior to purchasing the property. The original property at that time of creating accessory buildings consisted of 3 lots.

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.

If the variance is granted, it will not alter any character of the neighborhood since the structure lies in the corner of the property. There is a vacant land behind the property and there are no buildings next to it. The lot behind the building is HOA owned open space lot, and it will not affect the character of the neighborhood.

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 was a constructed by the previous owner and I did not build this structure. This is now creating emotional and financial hardship for me

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

Yes, the variance would help bring the property under compliance

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.

N/A

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 Viji Nathan Date 01/20/2026

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: Viji Nathan

Signature Date: 2026-1-13 09:22:22

CONTACT US

Department of Planning and Zoning