



Howard County

Department of Planning and Zoning

Subject: 4276 Columbia Road
Board of Appeals Case No. BA-25-031V

To: Howard County Hearing Examiner

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

Date: February 13, 2026

This is a petition for a Residential Variance from Section 108.0.D.4.c(1)(b) of the Zoning Regulations to encroach into the required 10-foot side setback for an existing shed. The subject property is identified as Tax Map 24, Parcel 502 and addressed as 4276 Columbia Road. The 0.336-acre property is zoned R-20 (Residential: Single). Adjoining properties are zoned R-20 and are developed with single-family detached dwellings.

The Division of Public Service and Zoning Administration has no comments on this petition.

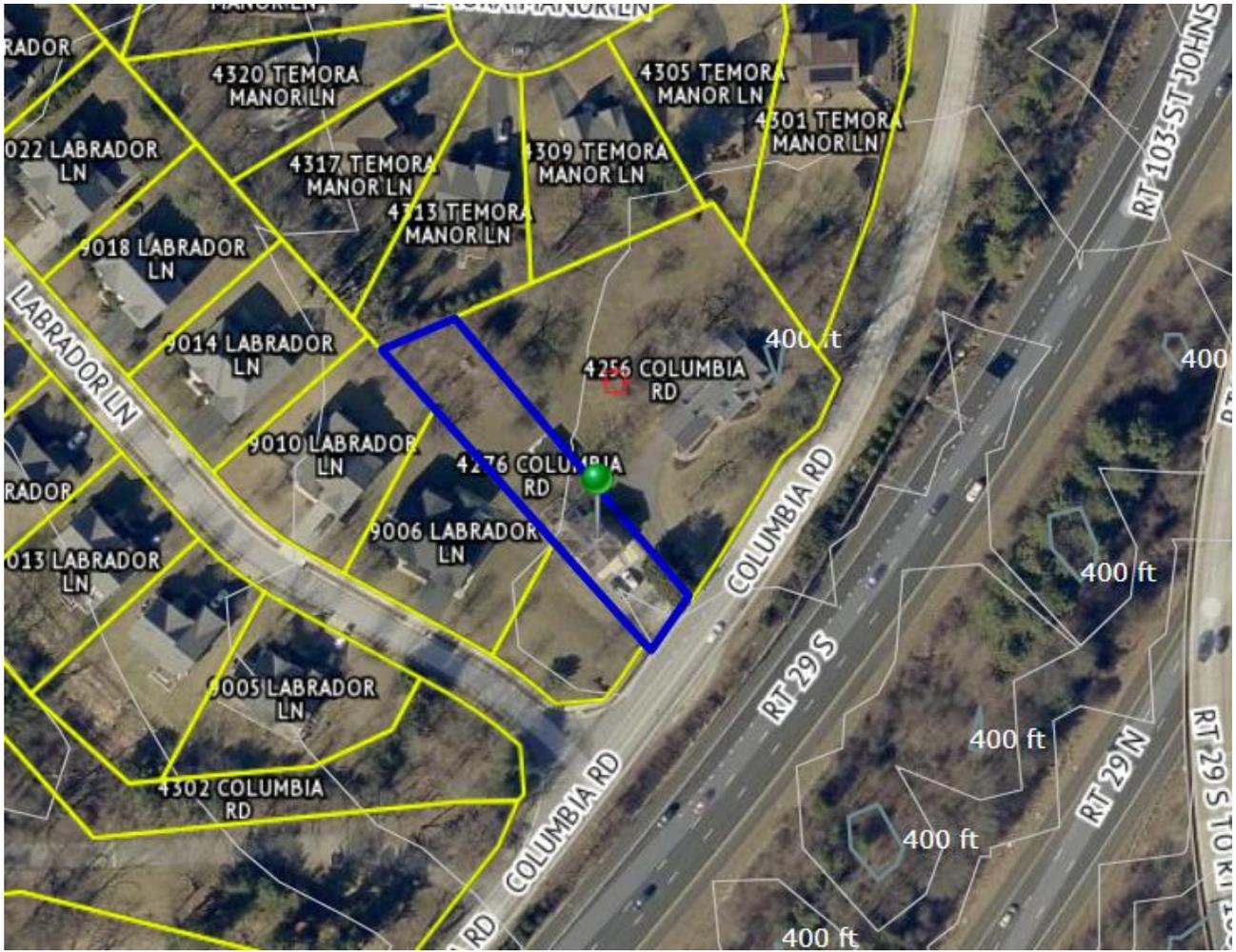
Responses from the following agencies are attached:

1. Division of Land Development
2. Development Engineering Division
3. Department of Recreation & Parks
4. Department of Fire and Rescue Services

Attachments

cc: Petitioner

4276 Columbia Road





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
 Residential Variance

Date: January 16, 2026
 Use: Residential
 Zoning: R-20
 File No.: BA-25-031V
 Petitioner: Sudarshan Chand
 Property Address: 4276 Columbia Road
 Map No: 24
 Parcel: 502

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	x	x

Comments Due: January 30, 2026

COMMENTS: The Division of Land Development has reviewed the above referenced Variance Petition to reduce the 10' side setback in order to retain the existing accessory structure and has determined that the request does not conflict with the Subdivision and Land Development Regulations. Since the accessory structure already exists on site, additional review by the Division of Land Development is not required.

Signed by:

 52802C5E82E24CA...

SIGNATURE 



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COMMENTS: The Department of Recreation & parks has no comment.

Jason L. Thompson, PLA
 SIGNATURE



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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	x	x

Comments Due: January 30, 2026

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