



# Howard County

*Department of Planning and Zoning*

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**Subject:** 11168 Eugene Avenue  
Board of Appeals Case No. BA-25-027V

**To:** Howard County Hearing Examiner

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



**Date:** March 4, 2026

This is a petition for a Variance from Section 107.0.D.4.d.1.(c) of the Zoning Regulations to encroach into the 25-foot rear setback for an existing deck. The subject property is identified as Tax Map 46, Parcel 113, Lot 148 and addressed as 11168 Eugene Avenue. The 0.169-acre property is zoned R-ED-MXD-3 (Residential: Environmental Development – Mixed Use). Adjoining properties are zoned R-ED-MXD-3 and are developed with single-family detached dwelling.

The Division of Public Service and Zoning Administration does not have any comments.

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. Bureau of Environmental Health
6. Department of Fire and Rescue Services
7. Department of Inspections, Licenses and Permits

Attachments

cc: Petitioner

# 11168 Eugene Avenue





# 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 7, 2026  
 Use: Residential  
 Zoning: R-ED-MXD-3  
 File No.: BA-25-027V  
 Petitioner: John Lynn  
 Property Address: 11168 Eugene Avenue  
 Map No: 46  
 Parcel: 113, Lot 148

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 23, 2026

COMMENTS: Health has no comments or objections.

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Zack Silvast

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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	x	x

Comments Due: January 23, 2026

COMMENTS: DILP----No comments.  
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James Hobson 1/8/26  
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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 23, 2026

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request for a deck to encroach on the rear setback of 25 ft. based on justification presented in the application.

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*Jim Witmer*  
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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	<b>x</b>	x	x	x	x

Comments Due: January 23, 2026

COMMENTS: DRP takes no exception to the granting of the requested variance to allow a deck into the rear building setback 25'

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Jason L. Thompson, PLA \_\_\_\_\_

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 Zoning: R-ED-MXD-3  
 File No.: BA-25-027V  
 Petitioner: John Lynn  
 Property Address: 11168 Eugene Avenue  
 Map No: 46  
 Parcel: 113, Lot 148

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 23, 2026

COMMENTS: The Resource Conservation Division (RCD) has no objection to the variance request.  
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Eric Buschman 1/8/26  
 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 23, 2026

COMMENTS: The Department of Fire and Rescue Services has no comment on, nor objection to, this request.

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Robert Ferguson  
 Battalion Chief  
 Office of the Fire Marshal



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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 23, 2026

COMMENTS: The Division of Land Development has reviewed the above referenced Variance Petition for the proposed rear setback encroachment for a deck construction at 11168 Eugene Avenue and has no objection to the request based on the information provided. The proposed deck will encroach approximately 18 feet into the rear setback, however, decks are permitted to encroach 10 feet into the rear or side setback in accordance with the Zoning Code. The additional 8-foot rear setback encroachment is minor in nature and has the potential to comply with all technical requirements in the Subdivision and Land Development Regulations.

Signed by:  
  
 52802C5E82E24CA...  
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 SIGNATURE 