



Residential Variance Petition

Variance Request

Are there multiple variances requested with this petition?

Multiple Variance

Describe the amount of variance requested:

Side yard setback of 1.2' in lieu of the required 7.5' and rear yard setback of 5.1' in lieu of the required 10' for an accessory shed.

Type(s) of Variance(s):

The requested variances are seeking less setback than what is required by the bulk requirements of the R-SC zone for rear and side yard setbacks for accessory structures.

Zoning Regulation Section Number: 110.0.D.4.d

Describe the amount of variance requested:

Reason for the variance request (Describe):

The property is a 9626 square foot lot located on the northeast side of Mission Road in the 3rd Councilmanic District of Howard County. It is improved with a single family dwelling. Petitioner is seeking approval for an existing accessory shed which is located within the required setback of the rear yard. In light of the unique shape of the property, the location of the dwelling and the existing vegetation on the site, there is limited room to appropriately locate the shed.

Petitioner's Representative Information

Petitioner's Representative Name: Adam Baker

Address: 25 S. Charles Street, 21st Floor, Baltimore, MD, 21201

Phone: (410) 227-3914

Email: abaker@rosenbergmartin.com

Profession: Attorney



Petitioner Information

Petitioner Name: Nicholas Bennett

Petitioners Business Name/Trading As:

Address: 8250 Mission Road, Jessup, MD, 207940000

Phone: (410) 766-2744

Email: nicholas.s.bennett@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 home

Existing Use: Residential

Property Owner: Nicholas Bennett

Property Address: 8250 Mission Road, Jessup, MD, 20794

Tax Map: 43

Grid: 14

Parcel/Lot Number: 270

Zoning District: R-SC

County Council District: Council District 3 - Christiana Rigby

Total Site Area: 0.212

Subdivision Name (If applicable):

Site Development Plan (If applicable):

Plat Number and recordation date (If applicable): Plat Book 3, Page 40 (recorded 1/1/1955)

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 property is a small, shallow lot which is improved with a single family dwelling. It has a very small backyard with no room to place a shed unless within a required 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.

If granted, the requested variances to permit the shed will not alter the essential character of the neighborhood, nor will it impair the appropriate use or development of adjacent property. If granted, the variance will not be detrimental to the public welfare. The property is located in a residential subdivision and many of the houses have accessory structures in their side and rear yards. The shed at 8250 Mission will be located behind the house and will be screened by existing vegetation.

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.

The practical difficulties or hardships have not been created by the owner. If the owner were to strictly comply with the bulk requirements of the R-SC zone he would not be able to erect the shed as there is not adequate room on site to accommodate the shed and honor the setbacks.

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

The variance, if granted, is the minimum necessary to afford the relief. The location of the shed is optimal given its proximity to the existing single family dwelling and the lot lines.

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.

No variances are being sought to the minimum criteria established in Section 131.0 for Conditional Uses.

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 _____

Date 3/3/2026

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: Adam Baker



ZONING PETITION AFFIDAVIT

Petitioner Name: Nicholas Bennett
 Property Address: 8250 Mission Road - Jessup MD 20794
 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.

<u>Nicholas Bennett</u>		<u>3-3-26</u>
Petitioner Name	Signature	Date

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Witness Name	Signature	Date

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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.