



DPZ Office Use only:  
 Case No: BA-25-031V  
 Date Filed: 12/2/25

**Residential Variance Petition**

**Variance Request**

**Are there multiple variances requested with this petition?**  
 Single Variance

**Describe the amount of variance requested:**  
 10ft

**Type(s) of Variance(s):**  
 Accessory structure side set back

**Zoning Regulation Section Number:** 108.0.D.4.c (1) (b)

**Describe the amount of variance requested:**

**Reason for the variance request (Describe):**  
 Existing shed creeping into side setback



**Petitioner's Representative Information**

**Petitioner's Representative Name:** N/A N/A  
**Address:** N/A, N/A, MD, 21042  
**Phone:** (410) 206 3011  
**Email:** sunny4319@gmail.com  
**Profession:** N/A

**Petitioner Information**

**Petitioner Name:** sudarshan chand  
**Petitioners Business Name/Trading As:**  
**Address:** 4276 columbia road, Ellicott City, MD, 21042  
**Phone:** (410) 206 3011  
**Email:** sunny4319@gmail.com  
**Petitioner's Interest in Subject Property:** Joint 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:** primary residence  
**Property Owner:** sudarshan chand and jyoti chand  
**Property Address:** 4276 Columbia Rd, Ellicott City, MD, 21042  
**Tax Map:** 24  
**Grid:** 23  
**Parcel/Lot Number:** 502  
**Zoning District:** R 20  
**County Council District:** Council District 1 - Liz Walsh  
**Total Site Area:** 0.326  
**Subdivision Name (If applicable):** N/A  
**Site Development Plan (If applicable):** N/A  
**Plat Number and recordation date (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.**

My land is narrow that it is practically difficult to meet and comply with setback and has very limited alternate buildable area. Also the shed is on a concrete base and not moveable. We are retired couple and to make any changes will create significant financial hardship due to the cost, foundation work, and potential disruption of use of the yard.

**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 shed was built almost 15 to 20 years back and has been in continuous use since then . I did not know anything about zoning regulations. My contractor took permission from my neighbor and built the shed. No one ever complained. In fact we enjoyed many get to gathers with my neighbors in our shed. There has never been any negative impact on drainage, utilities, or access.

**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.**

Granting the relief will not be detrimental to the public welfare or the integrity of the zoning plan because the shed is an existing, low impact accessory structure. The proposed relief would simply recognize a longstanding condition rather than a new conflict with setbacks, sight lines, or drainage.

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

I am applying for a variance to leave the shed where it is.

**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

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## 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.**

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## 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

2/4/2026

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: sudarshan chand

Signature Date: 2026-2-4 15:39:32

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## CONTACT US

Department of Planning and Zoning

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

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