




Howard County

Department of Planning and Zoning

Subject: Viji Nathan – 10048 Superior Way
Board of Appeals Case No. BA-26-001V

To: Howard County Hearing Examiner

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

Date: May 1, 2026

This is a petition for a residential variance from Section 110.0.D.4.d(1)(c)(ii) of the Howard County Zoning Regulations for an existing shed and pool house encroaching into the required 10-foot rear setback. The subject property is identified as Tax Map 50, Parcel 412, Lots 3, 4, and 5 and addressed as 10048 Superior Avenue, Laurel (the “Property”). The 0.56-acre property is zoned R-SC (Residential: Single Cluster). All adjoining properties are zoned R-SC and are developed with single-family detached dwellings. To the rear of the Property is dedicated open space for the adjoining subdivision.

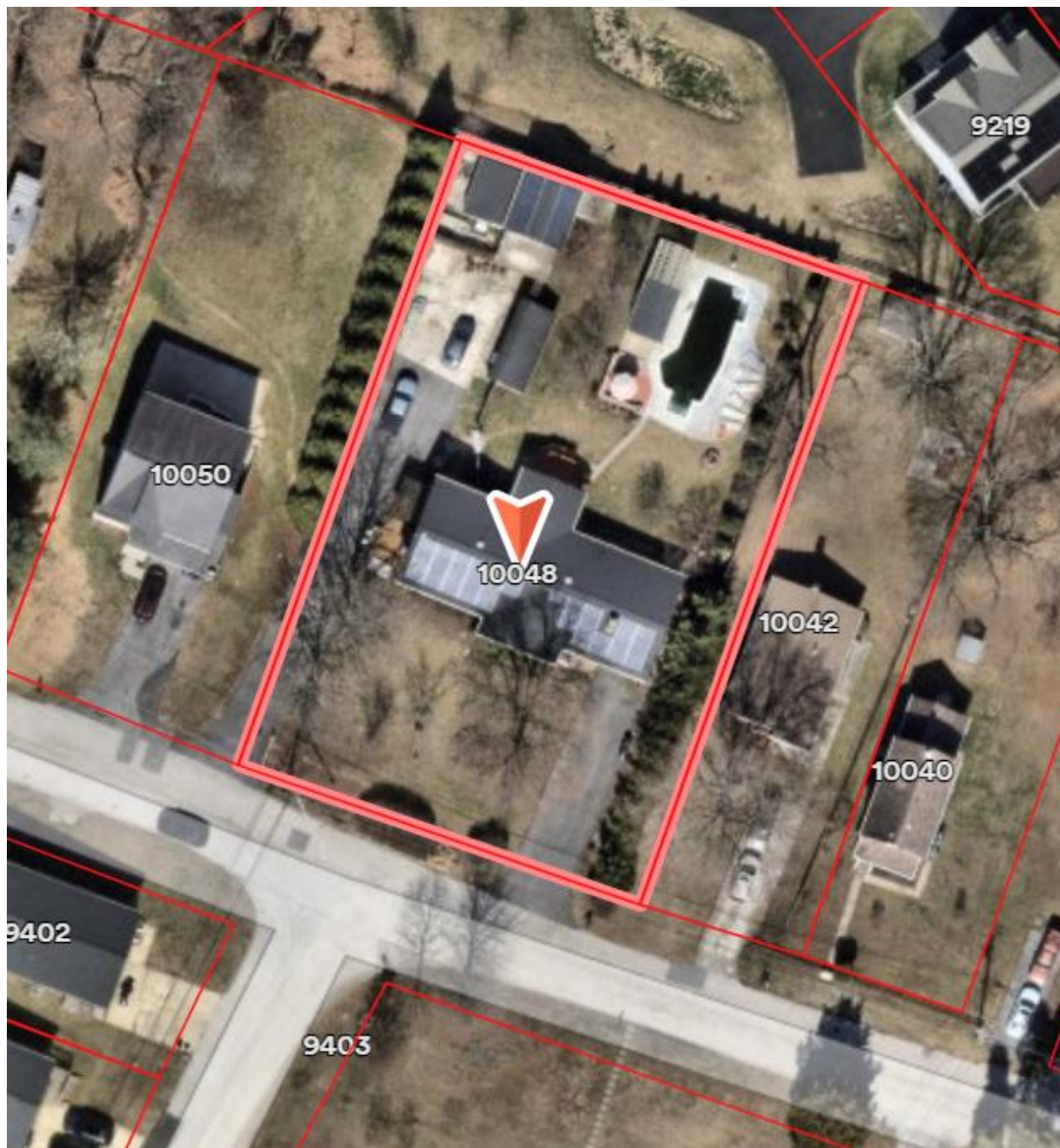
Responses from the following agencies are attached:

1. Division of Land Development
2. Development Engineering Division
3. Resource Conservation Division
4. Department of Recreation & Parks
5. Department of Inspections, Licenses and Permits
6. Bureau of Environmental Health
7. Department of Fire and Rescue Services

Attachments

cc: Petitioner

10048 Superior 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

Variance

Date: January 28, 2026
 Use: Residential
 Zoning: R-SC
 File No.: BA-26-001V
 Petitioner: Nathan Viji
 Property Address: 10048 Superior Avenue
 Map No: 50
 Parcel: 0412

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

Comments Due: February 11, 2026

COMMENTS: Health has no comments or objections to this building amendment waiver request.

Zack Silvast

SIGNATURE



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Comments Due: February 11, 2026

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request to reduce the rear yard setback to 5.5 feet and the side yard setback to 6 feet and 828 sft accessory structure lot coverage for a pool house/garage conversion based on the justification presented in the application.

Jim Witmer

 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

Comments Due: February 11, 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



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Comments Due: February 11, 2026

COMMENTS: A separate building permit is required to be obtained for the work being performed.

Andrew Arnold
 SIGNATURE



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Comments Due: February 11, 2026

COMMENTS:

The Division of Land Development has reviewed the above referenced residential variance to reduce the rear setback to 5.5', the side setback to 6', and the 828sf of lot coverage for the existing accessory structures and determined the proposed work is not in conflict with the Subdivision and Land Development Regulations and does not require further review from the Division of Land Development.

Justin Schleicher, Division of Land Development
 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

Comments Due: February 11, 2026

COMMENTS: The Department of Recreation & Parks takes no exception to the requested variance.

Jason L. Thompson, PLA
 SIGNATURE



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3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

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Comments Due: February 11, 2026

COMMENTS: The Resource Conservation Division (RCD) has no comments or objections.

Eric Buschman 1/29/26
SIGNATURE