



DPZ Office Use only:  
 Case No: BA-26-011V  
 Date Filed: \_\_\_\_\_

**Residential Variance Petition**

**Variance Request**

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

Single Variance

**Describe the amount of variance requested:**

**Type(s) of Variance(s):**

encroaching into the rear set back with a proposed sunroom that would be 19' from the property line

**Zoning Regulation Section Number:** Section 108.0D4c

**Describe the amount of variance requested:**

**Reason for the variance request (Describe):**

We can't also do it on the side because The kitchen is on the side, hvac and water and gas hookups also on the side of the house so a lot of interior & Exterior modifications will be required if we do it on the side. we are also looking for more privacy in the back. Our lot shape is odd, and the builder built the house further back. Direct Sightline into the kids in the sunroom if we put it in the back, and we will lose this if we put it on the side.

**Petitioner's Representative Information**

**Petitioner's Representative Name:** Dara Janajra

**Address:** 14732 Mattawoman drive, Brandywine, MD, 20613

**Phone:** (917) 971-7088

**Email:** darakhader@hotmail.com

**Profession:** Designer



**Petitioner Information**

**Petitioner Name:** Neel Parikh

**Petitioners Business Name/Trading As:**

**Address:** 8524 Sunell Lane , Ellicott City, MD , MD, 21043

**Phone:** (301) 803-8177

**Email:** dara.khader88@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 Residence

**Existing Use:** Single Family Residence

**Property Owner:** Neel Parikh

**Property Address:** 8524 Sunell Ln, Ellicott City, MD, 21043

**Tax Map:** 18

**Grid:** 13

**Parcel/Lot Number:** 34

**Zoning District:** R-20

**County Council District:** Council District 2 - Opel Jones

**Total Site Area:** 26438

**Subdivision Name (If applicable):**

**Site Development Plan (If applicable):**

Plat Number and recordation date (If applicable):

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## 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.**

Yes, Our lot shape is odd, and the builder built the house further back.

**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.**

Yes, It will not.

**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.**

Yes

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

Yes

**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.**

Y

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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 Dara Khader Date 5-8-2026

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: Dara Janajra

Signature Date: 2026-5-8 10:37:19

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## CONTACT US

Department of Planning and Zoning

Public Service and Zoning Division

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