

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



**Criterion 1 — Unique physical conditions creating practical difficulty or hardship**

Our lot (Lot 34, 8524 Sunell Lane) presents unique physical conditions that make strict compliance with bulk regulations impractical. The lot is irregularly shaped, containing 26,438 SF with multiple overlapping setback restrictions including a 25' Building Restriction Line (BRL) along the rear, a 7.5' BRL along the sides, and a 75' stream bank buffer that collectively constrain the buildable area significantly. Additionally, the builder positioned the house further back on the lot than typical, reducing the available rear yard depth between the existing structure and the required setbacks. A strict application of the 20' rear setback would prevent any meaningful addition to the rear of the home.

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**Criterion 2 — Variance will not alter neighborhood character or harm adjacent properties**

The proposed 15' x 20' four-season sunroom is consistent in scale and character with other residential improvements in the Patapsco Crossing community. The addition will be constructed to match the existing home's architectural style and materials. Given the lot's orientation, depth, and the presence of public forest conservation easement areas to the rear and sides, the sunroom will not be visible from or impactful to neighboring properties, nor will it set a precedent inconsistent with the neighborhood's residential character. No adverse effects to adjacent property values or public welfare are anticipated.

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**Criterion 3 — Hardship was not self-created**

The physical constraints giving rise to this variance request were not created by the current owner. The lot's irregular shape, the placement of the home on the lot by the original builder, and the multiple pre-existing easements and BRL restrictions (recorded in Plat #25232 and #25237) were all established prior to the current owner's purchase of the property. The owner did not create or alter any of the conditions that limit the buildable area of the rear yard.

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**Criterion 4 — Variance is the minimum necessary to afford relief**

The proposed variance is the minimum relief necessary to accommodate a reasonably sized four-season sunroom. The proposed addition measures only 15' x 20' (300 SF) and is designed to encroach into the required setback by the minimum amount needed to make the space functional. The owner has not requested relief beyond what is required to construct a modest addition. No alternative configuration exists that would allow even a minimal addition without variance relief given the existing home footprint and surrounding setback restrictions.

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**Criterion 5 — No conflict with Section 131.0 Conditional Use minimum criteria**

This variance request does not involve a Conditional Use, and no Conditional Use approval is sought in connection with this petition. The variance is sought solely for relief from bulk setback requirements applicable in the R-20 zoning district (Parcels 25, Howard County, Maryland) to permit the construction of a residential addition. Nothing in this request conflicts with or circumvents the minimum criteria established in Section 131.0.

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