



Residential Variance Petition

Variance Request

Are there multiple variances requested with this petition?

Multiple Variance

Describe the amount of variance requested:

(1) Front yard setback of 29.0 feet in lieu of the required 30 feet for the existing principal structure, (2) Rear yard setback of 29.0 feet in lieu of the required 30 feet for the existing principal structure, (3) Side yard setback of 1.2 feet in lieu of the required 7.5' for an accessory structure (shed), and (4) rear yard setback of 5.1' in lieu of the required 10' for an accessory structure (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 front and rear yard setbacks for the principal structure and rear and side yard setbacks for accessory structures.

Zoning Regulation Section Number: 110.0.D.4.a(1)(a), 110.0.D.4.d.(1)(c)(i), 110.0.D.4.d(1)(b)(i), and 110.0.D.4.d(1)(c)(ii)

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 the location of the existing dwelling and shed, both of which are located within the required setbacks. In light of the unique shape of the property and the existing vegetation on the site, there is limited room to appropriately locate the dwelling and 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: Parcel 270/Lot 9

Zoning District: R-SC

County Council District: Council District 3 - Christiana Rigby

Total Site Area: 0.2216

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.

The requested variances will not alter the essential character of the neighborhood, nor 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 are similarly oriented on their respective lots and have accessory structures in their side and rear yards. The shed 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 have to relocate the existing house and 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 _____

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

Signature Date: 2026-6-15 11:57:17

CONTACT US

Department of Planning and Zoning

Public Service and Zoning Division

3430 Court House Drive, Ellicott City, MD 21043

TEL: 410.313.2350