



Subject: Nicholas Bennett – 8250 Mission Road
Board of Appeals Case No. BA-26-003V

To: Howard County Hearing Examiner

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



Date: July 10, 2026

This is a petition for a residential variance from Sections 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) of the Howard County Zoning Regulations for an existing dwelling and shed encroaching into the required setbacks. The subject property is identified as Tax Map 43, Parcel 270, Lot 9 and addressed as 8250 Mission Road (the “Property”). The 0.221-acre property is zoned R-SC (Residential: Single Cluster). All adjoining properties are zoned R-SC and are developed with single-family detached dwellings.

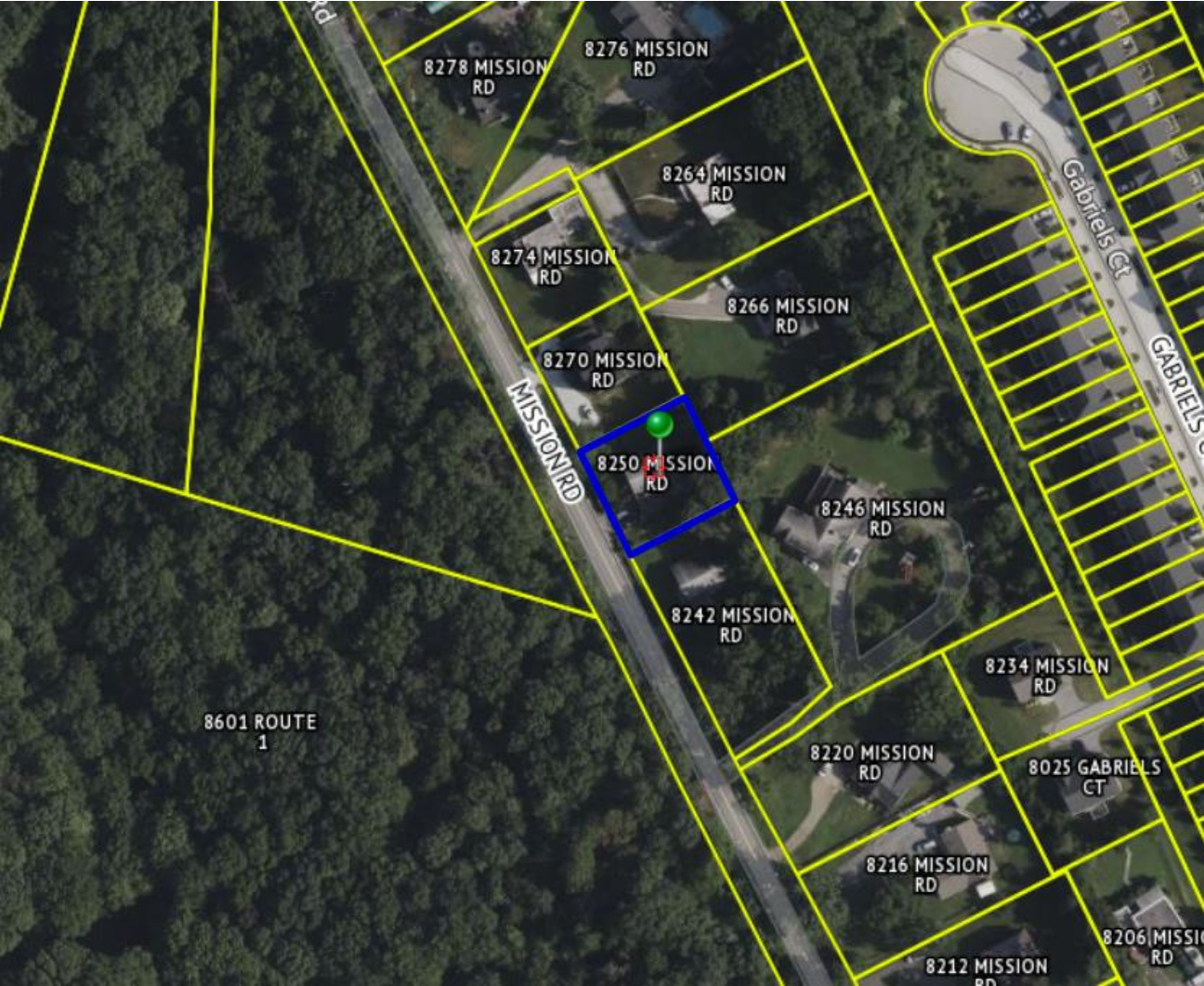
Responses from the following agencies are attached:

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

Attachments

cc: Petitioner

8250 Mission Road





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: April 1, 2026
Use: Residential
Zoning: R-SC
File No.: BA-26-003V
Petitioner: Nicholas Bennett
Property Address: 8250 Mission Road
Map No: 43
Parcel: 270

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: April 15, 2026

COMMENTS: Health has no comments or objections.

Jack Sibast
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: April 15, 2026

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request to reduce the rear yard setback to 5.1 feet and the side yard setback to 1.2 feet for the installation of a shed as an accessory structure 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: April 15, 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: April 15, 2026

COMMENTS: The Dept. of recreation & Parks takes no exception to the requested variance.

Jason L. Thompson, PLA
SIGNATURE



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Comments Due: April 15, 2026

COMMENTS: RCD has no comments or objections to the request.

Eric Buschman 4/9/26

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: April 15, 2026

COMMENTS: NO OBJECTION TO VARIANCE REQUEST.


SIGNATURE