



Howard County

Department of Planning and Zoning

Subject: Charles Watkins – 6243 Woodcrest Drive
Board of Appeals Case No. BA-26-014V

To: Howard County Hearing Examiner

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



Date: August 18, 2026

This is a petition for a residential variance from Section 110.0.D.4.d.1.b.i of the Howard County Zoning Regulations for a proposed sunroom encroaching into the required 7.5-foot side setback. The subject property is identified as Tax Map 37, Parcel 124, Lot 10 and addressed as 6243 Woodcrest Drive, Ellicott City (the “Property”). The 0.138-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.

Please note, due to the orientation of the existing house, the variance is for a proposed sunroom on the rear of the house but is encroaching into the 7.5-foot side yard setback. The 7.5 side-yard setback was established by the Property’s plat (no. 8754) and SDP (SDP-89-253).

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

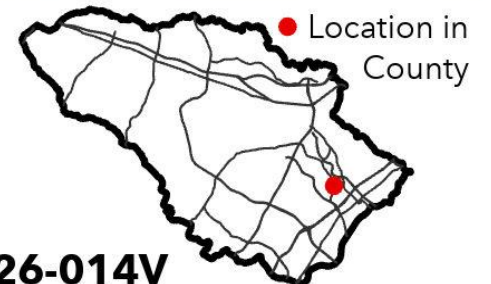


Howard County Department of Planning & Zoning
Maryland Department of Planning
August, 2026

Vicinal Properties

6243 Woodcrest Drive

 6243 Woodcrest Drive



0 25 50 Feet

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

BA-26-014V



Agency Comment Form

Variance

Date: June 25, 2026

Use: Residential

Zoning: R-SC

File No.: BA-26-014V

Petitioner: Charles Watkins

Property Address: 6243 Woodcrest Drive

Map No: 37

Parcel: 124

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: July 16th, 2026

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

Zack Silvast
SIGNATURE

HEALTH DEPT.
DEPARTMENT/AGENCY



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Comments Due: July 16th, 2026

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request for a 3.5 ft variance to the setback for the installation of a sunroom on the rear of the existing house based on the justification presented in the request.

Jim Witmer
SIGNATURE

DEPARTMENT/AGENCY



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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: July 16th, 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: July 16th, 2026

COMMENTS: A building permit will be required for the construction

Andrew Arnold

SIGNATURE

Inspections License and Permits
DEPARTMENT/AGENCY



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Comments Due: July 16th, 2026

COMMENTS: The Division of Land Development has reviewed the above referenced residential variance to reduce the rear setback by 3.5' for a proposed sunroom 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
SIGNATURE

DPZ Division of Land Development
DEPARTMENT/AGENCY



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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: July 16th, 2026

COMMENTS: The Dept. of Recreation & parks takes no exception to the requested Variance.

Jason L Thompson, PLA
SIGNATURE

Recreation & Parks
DEPARTMENT/AGENCY



Agency Comment Form

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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: July 16th, 2026

COMMENTS: The Resource Conservation Division (RCD) has no objection to the proposed variance.

Eric Buschman 6/29/26
SIGNATURE

DPZ- RCD
DEPARTMENT/AGENCY