



Residential Variance Petition

Variance Request

Are there multiple variances requested with this petition?

Single Variance

Describe the amount of variance requested:

A 3.5ft variance

Type(s) of Variance(s):

Residential zoning variance

Zoning Regulation Section Number: SECTION 110: R-SC (Residential: Single Cluster)

Describe the amount of variance requested:

Reason for the variance request (Describe):

The homeowner has contracted us to install a sunroom on the rear of their home

Petitioner's Representative Information

Petitioner's Representative Name: WHITNEY GISCHEL

Address: 501 McCormick Drive, Glen Burnie, MD, 21061

Phone: (443) 797-0351

Email: Whitney.Gischel@GreatDayImprovements.com

Profession: Permit Admin for Great Day Improvements

Petitioner Information

Petitioner Name: Charles Watkins

Petitioners Business Name/Trading As:

Address: 6243 Woodcrest Drive, Ellicott City, MD, 21043

Phone: (410) 456-9507

Email: qdawgg1911@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 Home

Existing Use: Own Occupied

Property Owner: Charles Watkins

Property Address: 6243 Woodcrest Drive, Ellicott City, MD, 21043

Tax Map: 37

Grid: 14

Parcel/Lot Number: 10

Zoning District: R-SC

County Council District: Council District 2

Total Site Area: 0.13

Subdivision Name (If applicable): WOODCREST SEC 1

Site Development Plan (If applicable):

Plat Number and recordation date (If applicable):

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.

Due to the placement of the house on the property the side of the house faces the street front. Therefore we are installing this sunroom on the back of the house which in turn does not meet the side setback. If the house was turned correctly on the lot and the front faced the street then this room would not be considered going on the side of the house

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.

This will not alter the character of the neighborhood nor be detrimental to the public welfare. As the sunroom will be completely on our property

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 way the house is position on the lot has created a hardship due to needing to be a side setback on the rear of a house.

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

Yes the minimum needed is 3.5ft

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.

This is not in a historic district

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 Whitney Gischel Date 07/30/2026

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: WHITNEY GISCHEL

Signature Date: 2026-6-9 14:20:27

CONTACT US

Department of Planning and Zoning

Public Service and Zoning Division

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