



Howard County Maryland
Department of Planning and Zoning
3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350
www.howardcountymd.gov

DPZ Office Use only:

Case No: BA-26-016 ✓
Date Filed: 8/12/26

Residential Variance Petition

Variance Request

Are there multiple variances requested with this petition?

Single Variance

Describe the amount of variance requested:

20 percent increase for Accessory Dwelling Unit

Type(s) of Variance(s):

Wish to increase Accessory Dwelling Unit square footage by 20%.

Zoning Regulation Section Number: Section 128.0.A.12.a.(1)(A)

Describe the amount of variance requested:

Reason for the variance request (Describe):

Current structure is over the 800 square foot limit. If variance is granted structure will be adjusted to comply with the 20 % increase in size. This will make the structure function as a proper dwelling unit.



Petitioner's Representative Information

Petitioner's Representative Name: Chris Maclay

Address: 5655 Railroad Avenue, Elkridge, MD, 21075

Phone: (202) 515-6544

Email: tatdb@icloud.com

Profession: retired

Petitioner Information

Petitioner Name: Chris Maclay

Petitioners Business Name/Trading As:

Address: 5655 Railroad Avenue, Elkridge, MD, 21075

Phone: (202) 515-6544

Email: tatdb@icloud.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 with detached dwelling

Existing Use: dwelling

Property Owner: Chris Maclay

Property Address: 5655 Railroad Avenue, Elkridge, MD, 21075

Tax Map: 38

Grid: 4

Parcel/Lot Number: 418

Zoning District: R-12

County Council District: Council District 1 - Liz Walsh

Total Site Area: 0.32

Subdivision Name (If applicable): chris maclay

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.

The existing structure to be used for the Accessory Dwelling Unit is over the 800 square feet. Reducing it to the permitted 800 square feet would entail expensive structural modification of the roof and existing walls. It can be made to conform if a 20 percent increase in square footage is granted.

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 adversely affect the development of adding properties and will not result in an essential change in the character of the neighborhood.

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.

Not purchasing a lot. Not a self created hardship

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

The 20 percent variance is needed to accommodate the existing structure.

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.

Just seeking the permitted 20 percent increase in ADU size.

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 8-12-2026

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: Julia Sauer

Signature Date: 2026-8-12 14:43:00

CONTACT US

Department of Planning and Zoning

Public Service and Zoning Division

3430 Court House Drive, Ellicott City, MD 21043