



Howard County

Department of Planning and Zoning

Subject: Neel Parikh– 8524 Sunell Lane
Board of Appeals Case No. BA-26-011V

To: Howard County Hearing Examiner

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



Date: September 9, 2026

This is a petition for a residential variance from Sections 107.0.D.4(a) and 107.0.D.4(d)(1)(c)¹ of the Howard County Zoning Regulations for a proposed sunroom encroaching into the required setbacks. The subject property is identified as Tax Map 18, Parcel 25, Lot 34 and addressed as 8524 Sunell Lane (the “Property”). The 0.61-acre property is zoned R-20 (Residential: Single) but was developed under the R-ED (Residential Environmental Development) zoning district requirements per Section 108.0.G.3 of the Zoning Regulations. All adjoining properties are zoned R-20. The properties to the north are in the same subdivision and are developed with single-family detached dwellings. The property to the east is a wastewater pumping station owned by Howard County. The properties to the south and west are undeveloped open space land encumbered by a Forest Conservation easement.

Section 128.0.A.1.j of the Zoning Regulations allow room extensions and building additions on R-20 lots being developed under the R-ED regulations to encroach 10 feet into a rear setback if the extension or addition does not extend more than 60% of the rear face of the dwelling and the rear of the lot adjoins mostly open space. The rear of the property includes a 25-foot rear setback and 75-foot external public street right-of-way setback (from Route 70). The 10-foot allowance only applies to the rear setback and not to the setback from a public street right-of-way.

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

¹ The petition references Section 107.0.D.4(1)(c). DPZ believes Section 107.0.D.4(a) 107.0.D.4(d)(1)(c) apply.

8524 Sunell Lane





Agency Comment Form

Variance

Date: May 28, 2026

Use: Residential

Zoning: R-20

File No.: BA-26-011V

Petitioner: Dara Janajra

Property Address: 8524 Sunell Lane

Map No: 18

Parcel: 25

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	x	x

Comments Due:

COMMENTS: Health has no comments or objections.

Zack Silvest

SIGNATURE

Health

DEPARTMENT/AGENCY



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Comments Due:

COMMENTS:

The Division of Land Development has reviewed the above referenced residential variance to reduce the rear setback to 19' 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.

Brenda Luber
DPZ/Division of Land Development



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Comments Due: June 11, 2026

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request for a proposed sunroom encroaching into the rear setback that would be 19' from the property line based on the justification presented in the application.

Jim Witmer
SIGNATURE



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Comments Due:

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:

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

Jason L. Thompson, PLA
SIGNATURE

Rec. & Parks
DEPARTMENT/AGENCY



Agency Comment Form

Variance

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Zoning: R-20

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Map No: 18

Parcel: 25

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	x	x

Comments Due:

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

Eric Buschman 6-11-26
SIGNATURE

DPZ- Resource Conservation Division
DEPARTMENT/AGENCY