



Residential Variance Petition

Variance Request

Are there multiple variances requested with this petition?

Multiple Variances

Describe the amount of variance requested:

Reduce the side of the property setback from 10 feet to 4 feet 4 inches for the garage.

Reduce the side of the property setback from 10 feet to 4 feet 2 inches for the side accessory structure (shed)

Type(s) of Variance(s): Decrease the minimum setback requirements from side lot line.

Zoning Regulation Section Number: 108.D.4.C.1.B

Reason for the variance request (Describe):

Due the narrow shape of the lot and existing structure location, I am requesting a variance in order to build a 28x18 attached garage structure as well as a variance for the existing accessory shed structure.

Petitioner's Representative Information

Petitioner's Representative Name: Robert Warner

Address: 8496 Thomas Williams Way, Columbia, MD, 21045

Phone: (410) 707-9312

Email: hkyman16@verizon.net

Profession: logistics

Petitioner Information

Petitioner Name: Robert Warner

Petitioners Business Name/Trading As:

Address: 8496 Thomas Williams Way, Columbia, MD, 21045

Phone: (410) 707-9312

Email: hkyman16@verizon.net

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 on .48 acre lot

Existing Use: Residential

Property Owner: Robert Warner III

Property Address: 8496 Thomas Williams Way, Columbia, MD, 21045

Tax Map: 30

Grid: 24

Parcel/Lot Number: 4

Zoning District: R-20

County Council District: Council District 2 - Opel Jones

Total Site Area: 0.48

Subdivision Name (If applicable): WILLIAM SUB

Site Development Plan (If applicable):

Plat Number and recordation date (If applicable): 12673

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 lot is very narrow and parallelogram shaped, with the house built closely into one corner of the lot. The shed on the side of the property was placed prior to my ownership of the property but was placed within the 10 foot BRL (close to the property line) for accessory structures due to the narrowness of the lot.

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. The garage will be built to match the house with vinyl siding and will resemble all of the surrounding houses. It will not impair the use or development of any adjacent property as they are already developed. The nearest lots are 8490 (a similar residence) and the very back end parking area of 8651 Old Annapolis Road (the Garden Presbyterian Church). There are several large evergreen trees on the property line. No trees will be removed when the garage will be built. The shed on the side of the property is a wood painted shed with asphalt shingles and matches the character of neighborhood structures and does not impair use of adjacent property, nor is it detrimental to public welfare.

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 position of the house close to the the corner and shed next to the side property line of the narrow lot was pre-existing. This was 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.

Yes, The attached garage structure will be built no closer to the property line than 4 feet 4 inches. The request for the additional 5 foot 8 inches will provide the necessary relief to build the 28x18 attached garage. Additionally, the requested 5 foot 10 inches for the accessory shed structure will provide the necessary relief.

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

No historical/conditional use requested.

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 1/20/2026

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: Robert Warner

Signature Date: 2026-1-16 12:50:22

CONTACT US

Department of Planning and Zoning
Public Service and Zoning Division

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