



Howard County

Department of Planning and Zoning

Subject: Robert Warner – 8496 Thomas Williams Way
Board of Appeals Case No. BA-26-002V

To: Howard County Hearing Examiner

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



Date: April 1, 2026

This is a petition for a residential variance from Section 108.0.D.4.c.(1).(b) of the Howard County Zoning Regulations for construction of an attached garage as well as an existing shed encroaching into the required 10-foot side setback. The subject property is identified as Tax Map 30, Parcel 82, Lot 4 and addressed as 8496 Thomas Williams Way, Columbia (the “Property”). The 0.48-acre property is zoned R-20 (Residential: Single). All adjoining properties are zoned R-20. Adjoining to the front are single family detached dwellings and the pipestem driveway leading to the Property. Adjoining to the side and rear property lines are single-family detached dwellings and two churches, Columbia Community Church and Garden Presbyterian Church.

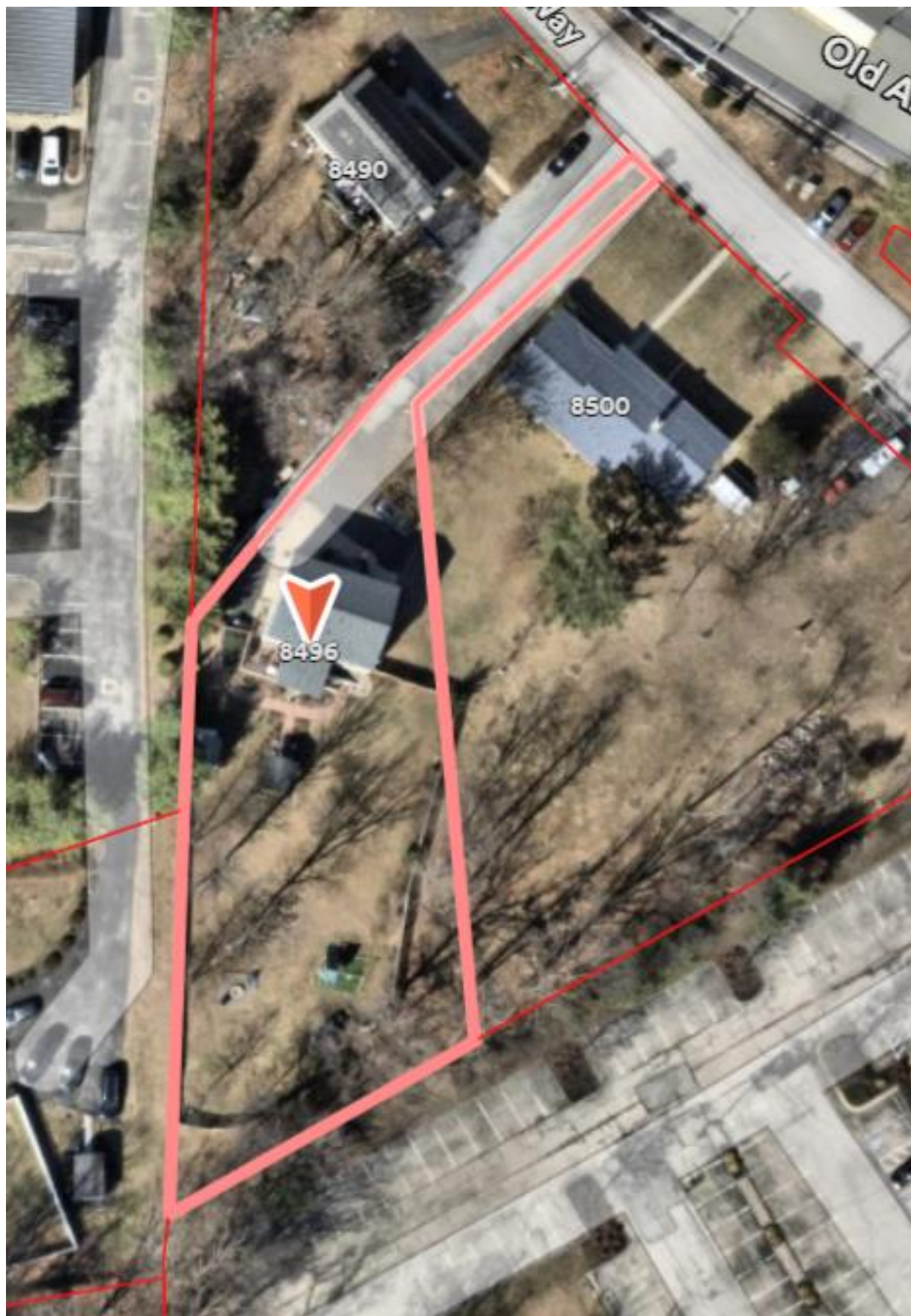
Responses from the following agencies are attached:

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

8496 Thomas Tilliams Way





HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Variance

Date: January 22, 2026
 Use: Residential
 Zoning: R-20
 File No.: BA-26-002V
 Petitioner: Robert Warner
 Property Address: 8496 Thomas Williams Way
 Map No: 30
 Parcel: 0082

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: February 5, 2026

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

Zack Silvast
SIGNATURE



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 3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350
 Lynda D. Eisenberg, AICP, Director FAX 410-313-3467

Agency Comment Form

Variance

Date: January 23, 2026
 Use: Residential
 Zoning: R-20
 File No.: BA-26-002V
 Petitioner: Robert Warner
 Property Address: 8496 Thomas Williams Way
 Map No: 30
 Parcel: 0082

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: February 5, 2026

The Division of Land Development has reviewed the above referenced residential variance to reduce the 10' side setback to 4'4" for the construction of a 28'x18' attached garage structure 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, Division of Land Development



Agency Comment Form

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 Petitioner: Robert Warner
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 Parcel: 0082

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: February 5, 2026

COMMENTS: The Department of Recreation and parks takes no exception to the requested variance to the building setback

Jason L. Thompson, PLA
SIGNATURE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Fire and Rescue - OFM

Variance

Date: January 22, 2026
 Use: Residential
 Zoning: R-20
 File No.: BA-26-002V
 Petitioner: Robert Warner
 Property Address: 8496 Thomas Williams Way
 Map No: 30
 Parcel: 0082

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: February 5, 2026

COMMENTS: Fire and Rescue - Office of the Fire Marshal has reviewed the request and has no comment and no objection to the request as presented.



SIGNATURE

Vincent Baker
 Assistant Chief
 Howard County Fire and Rescue
 Office of the Fire Marshal



Agency Comment Form

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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: February 5, 2026

COMMENTS: The Resource Conservation Division (RCD) has no comments or objections.

Eric Buschman 1/29/26
 SIGNATURE



Agency Comment Form

Variance

Date: January 22, 2026
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 File No.: BA-26-002V
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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: February 5, 2026

COMMENTS: DILP Does not have comments for this BA case.

 Andrew Arnold
 SIGNATURE