

# 48 and 46 Warren Road

20-Variance 0007 and 19-MPlat 0075

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## Side Yard Set Back LDC Section

### Table 5.3.1 Minimum is 5 feet

Request a variance from 5 feet to 3 feet 1 3/16 inches (3.1 feet) of the side yard setback to accommodate access issues. No new construction is proposed on either of the two houses. The current driveway at 46 Warren Road encroaches onto 48 Warren Road's property. The driveway also needs to be a little wider

The parties are engaged in a Circuit action to resolve these issues. An order agreeing to this line was entered. However, it still requires a Minor Plat and now a Variance to finalize that agreement

This is the new line in the front





The alone along the side of the houses



This is the area where the variance is needed.  
New agreed to property line in the Circuit Court  
action





The width of the current driveway and location of this garage-require 46 Warren Road to have little more room for driveway and turning radius into the garage. Thus, 48 Warren Road needs a variance for existing conditions in this area.

