Tax Map/Block/Parcel
No. 39-21-930

Building Permit/Zoning
Certificate 97-1071

Case ZA-332

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Cranberry Equities II Limited Partnership
111 Westminster Road
Reisterstown, MD 21136

REQUEST: A variance from the setback requirements to allow division of lot and building to create an off conveyance.

LOCATION: 222 N. Cranberry Road, in E.D. 7.

APPLICABLE REGULATIONS: Article 8, Section 8.5, Article 7, Section 7.5, Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: June 4, 1997

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts which support the request for relief from the strict terms of the Ordinance, in this case a variance to lot size and minimum front yard requirement for creation of an off conveyance lot are as follows:

This site has an approved site plan, S92-034 (Tremont Place) to be completed in two phases. Building "G" and a lot area of 0.86919 acres were part of the approved Phase 2 portion of the site plan.

Building E, F, and G in the approved Phase 2 consisted of 42 units for persons 62 years of age or older with specific limited incomes.

Due to a change in funding allocations by the State of Maryland and a requirement that Phase 2 allocations would only be approved if Building E and F (30 units) and Building G (12 units) be recorded in two separate deeds of trust.

To accomplish this the applicant has applied for an off conveyance and a variance from the required 45,000 square feet as specified in Section 8.5, Section 7.5 (Retirement Homes) to about 37,461± square feet (0.86919) acres. In addition a variance was requested from the front yard setback of 50 feet to about 17.33 feet. The placement of buildings and infrastructure as approved in site plan S92-034 will not change.

In granting these variances the only change to the approved site plan will be that three separate recorded parcels will be shown. The creation of the off conveyance 0.86919 acres ± (lot 2), the remainder of off conveyance lot 1 (2.03836 acres ±), and the remainder of the original parcel.

This approval will have no adverse affect on the approved site plan or adjoining properties.

DATE: 6/4/97

George L. Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 332.D97