

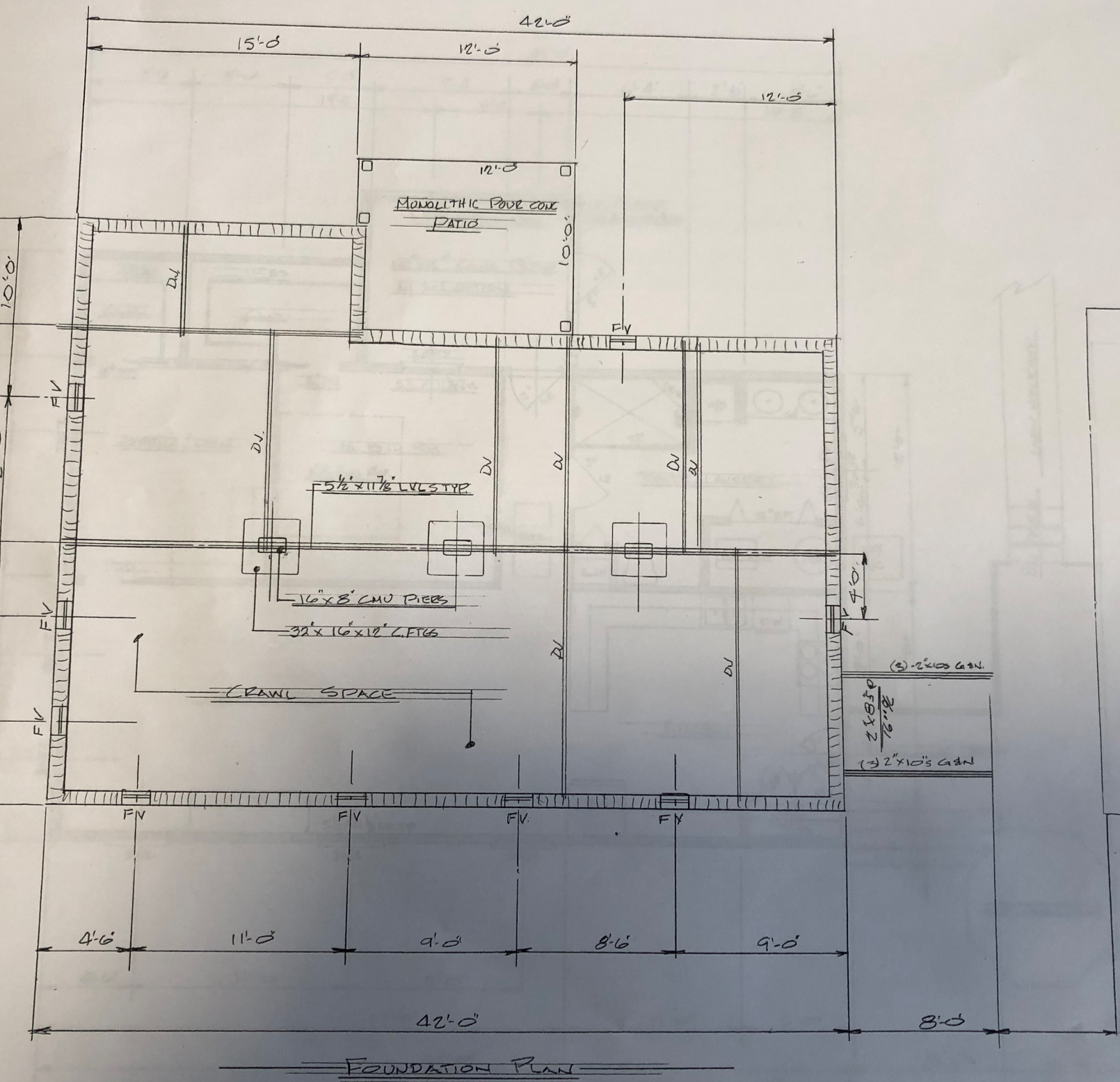
Names and addresses of all persons owning property on all sides of the subject property

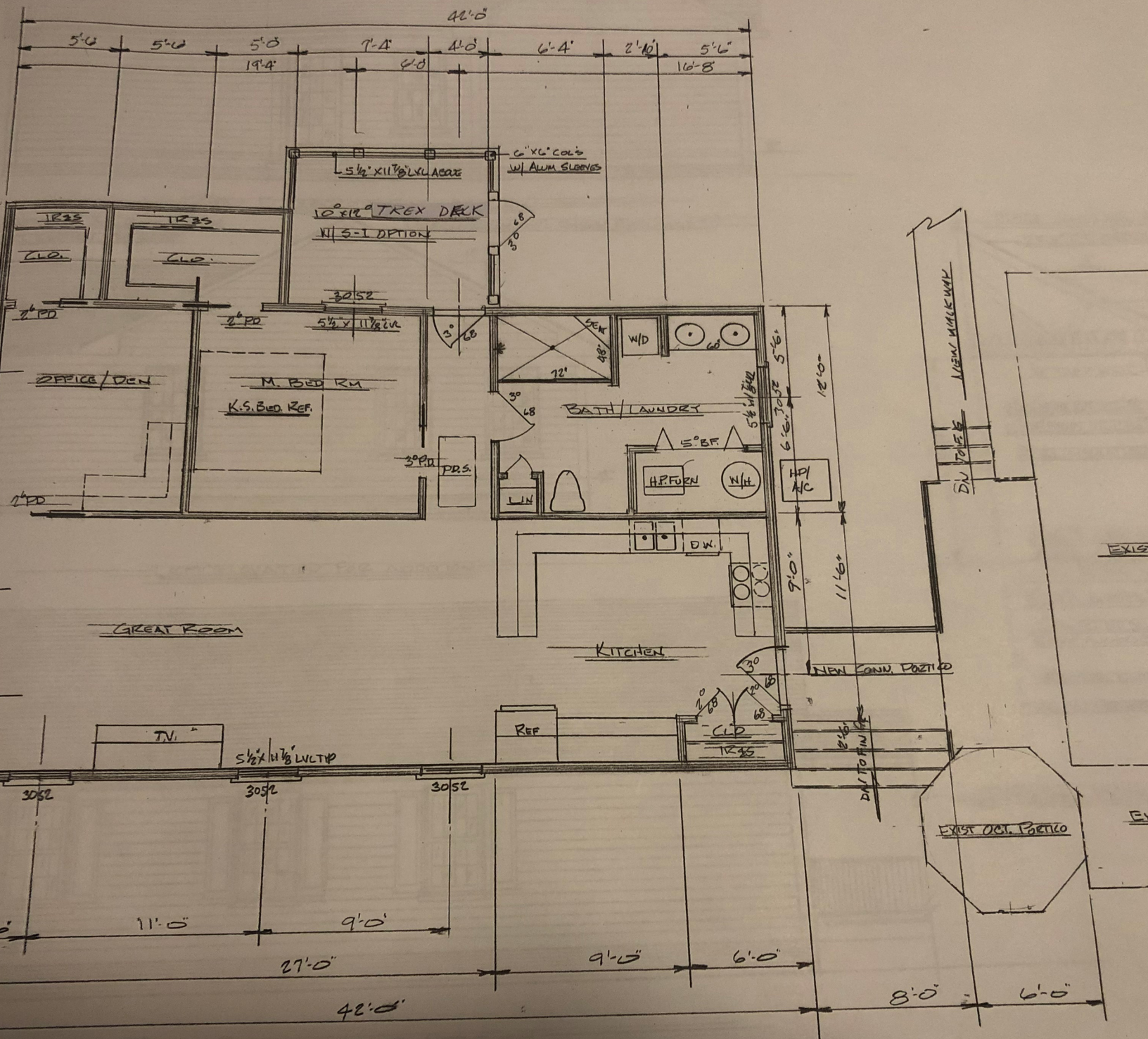
2990 Hope Mills Ln Adamstown, MD 21710 - Kevin and Nacy Hennessy

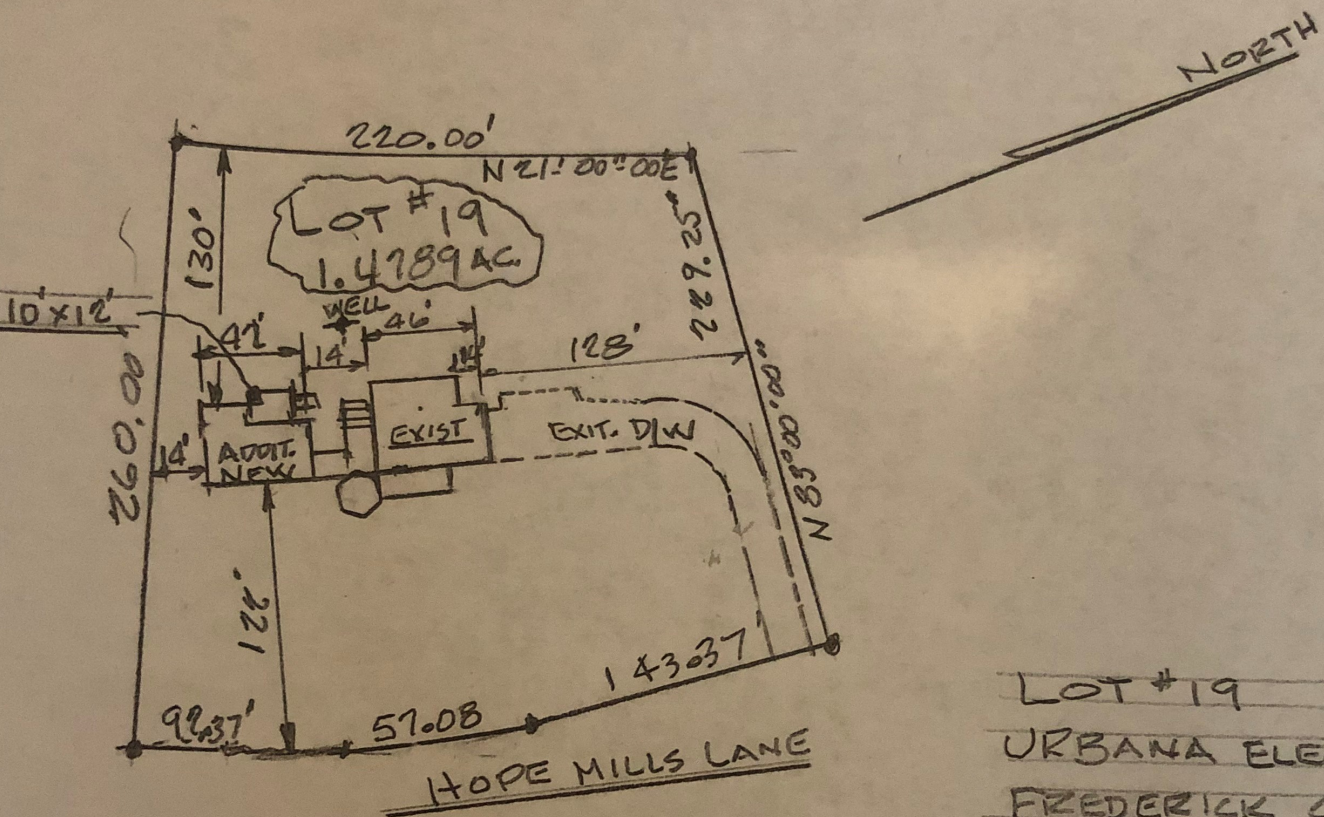
2998 Hope Mills Ln Adamstown, MD 21710 - Bruce and Shari Blocher

7801 Lois Ct Adamstown, MD 21710 - Kathryn Stewart

7802 Lois Ct Adamstown, MD 21710 - David and Stephanie Cowley







LOT #19

URBANA ELECTION DIST

FREDERICK COUNTY, MD

SCALE: 1"=100' 12-27-2

SITE PLAN

Special Exception - Accessory Dwelling Units Greater Than 1000 Square Feet

The following questions and statements are required to be addressed as part of your Board of Appeals (BOA) Special Exception - Accessory Dwelling Unit Greater Than 1000 Square Feet Application. Some questions or statements may only require a simple acknowledgement that you have read them and that you understand them. Other questions or statements will require a response with information provided based on your specific application. **You must respond to all questions and statements.**

Special Exception.

- A. An application for a special exception may be made only by persons with a financial, contractual or proprietary interest in the property for which a special exception is requested. **The applicant states that he is the owner of the property requesting for the special exception.**
- B. A grant of a special exception is basically a matter of development policy, rather than an appeal based on administrative error or on hardship in a particular case. The Board of Appeals should consider the relation of the proposed use to the existing and future development patterns. A special exception shall be granted when the Board finds that:
As the applicant, I have read and comply with items 1-5 listed below.
 - 1. The proposed use is consistent with the purpose and intent of the Comprehensive Development Plan and of this chapter; and - **The applicant states that the request ADU attached to the main house is consistent with the Frederick County Comprehensive Plan in that it promotes affordable housing for senior citizens and maximizing the efficient and functional use of the county infrastructure by creating housing opportunities without creating new developments or conversion of agriculture land.**
 - 2. The nature and intensity of the operations involved in or conducted in connection with it and the size of the site in relation to it are such that the proposed use will be in harmony with the appropriate and orderly development of the neighborhood in which it is located; and **There will be no negative impacts to the neighborhood due to the construction of this ADU and will be in harmony with the appropriate and orderly development of the neighborhood in which the ADU is located.**
 - 3. Operations in connection with the special exception at the proposed location shall not have an adverse effect such as noise, fumes, vibration or other characteristics on neighboring properties above and beyond those inherently associated with the special exception at any other location within the zoning district; and **There will be no adverse impacts or effects to the surrounding properties due to construction of the ADU, nor increase in noise, fumes or vibration. The applicant's parents are excited to live a simple quiet life and spending time with their grandchildren.**
 - 4. Parking areas will comply with the off street parking regulations of this chapter and will be screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety. **The parking area will comply with the regulations and will have a safe entrance and exit of the driveway. The applicant states that there is plenty of parking to accommodate the main house and the ADU in the driveway.**

5. The road system providing access to the proposed use is adequate to serve the site for the intended use. The applicant states the road system (Hope Mills Ln) providing access to the ADU is a fully paved county maintained road.
- C. In addition to the general requirements listed above, uses requiring a special exception shall be subject to the specific requirements for each use outlined in §§ [1-19-8.320](#) through [1-19-8.355](#) of this Code. The applicant has read and understands the requirements.
- D. A special exception approval may be granted in accordance with the general and specific requirements enumerated in this section. The Board of Appeals may, in addition to other requirements imposed under this chapter and is hereby authorized to add to the specific requirements any additional conditions that it may deem necessary to protect adjacent properties, the general neighborhood, and its residents or workers. Violation of such additional conditions, when made a part of the terms under which the special exception permit is granted, is a violation of this chapter and may be grounds for termination of the special exception. The Applicant agrees and understands this
- E. The Board of Appeals shall not grant a special exception unless and until: The Applicant agrees and understands this
 1. A written application for a special exception is submitted indicating the section of this chapter under which the special exception is sought and stating the grounds on which it is requested; and The Applicant agrees and understands this
 2. A public hearing has been held; and the Board had made a finding of fact that the special exception requested meets the general and specific requirements outlined in this section. The Applicant agrees and understands this
- F. The grant of special exception may include approval of customary incidental accessory uses as reviewed and approved by the Zoning Administrator. The Applicant agrees and understands this
- G. No use or activity permitted as a special exception shall be enlarged or extended beyond the limits authorized in the grant of special exception. All enlargements, extensions, and changes in use shall require grants of special exception, as in the case of an original petition. The Applicant agrees and understands this
- H. If a grant of special exception is denied, no new petition for the denied use on the same property shall be accepted by the Board of Appeals for 1 year after the date of denial of the petition. The Applicant agrees and understands this
- I. A decision of the Board of Appeals granting a special exception will be void 5 years from date of approval by the Board of Appeals unless the use is established, a building permit is issued, construction has begun, or final site development plan approval has been received in accordance with the terms of the decision. Upon written request submitted to the Zoning Administrator no later than 1 month prior to the expiration date and for good cause shown by the applicant, a 1 time extension may be granted by the Zoning Administrator for a period not to exceed 6 months. The Applicant agrees and understands this

The following provisions shall apply to all accessory dwelling units greater than 1000 square feet in the RC, A, R1, R3, R5, R8, R12, R16, VC, MXD, PUD and MX districts.

The applicant has read and understands the requirements listed in items A-J.

- A. Only 1 accessory dwelling unit may be created on a lot. – The applicant states that the lot containing the ADU will only contain one (1) accessory dwelling unit.
- B. Accessory dwelling units greater than 1000 square feet shall be allowed in single-family dwellings, in an accessory structure, or built as a separate accessory structure, on a single-family lot. The Applicant agrees and understands this and the ADU is to be built as an attached accessory structure greater than 1,000 square feet.
- C. The owner of the property must reside in the principal dwelling or in the accessory dwelling unit. The Applicant agrees and understands this
- D. There must be at least 1 additional parking space provided for the accessory dwelling unit. On-street parking may be utilized to meet this requirement. The Applicant agrees and understands this
- E. An accessory dwelling unit located in an accessory structure or built as a separate accessory structure must comply with the accessory structure requirements of § 1-19-8.240(B). The Applicant agrees and understands this
- F. ADUs are intended to serve ongoing housing needs of county residents. Short term rental of ADUs in the nature of extended stay hotels, Airbnbs, or seasonal temporary housing is not permitted. The Applicant agrees and understands this
- G. The owner of the principal residence shall file an annual statement with the Zoning Administrator verifying that the conditions under which the special exception was granted remain the same. The Applicant agrees and understands this
- H. If the ownership of the lot changes, the subsequent owner must provide a statement to the Zoning Administrator as to the continuing use and eligibility of the accessory dwelling unit. The Applicant agrees and understands this
- I. Due to the nature of this use, site plan approval can be granted by the Zoning Administrator in lieu of the Planning Commission. The Applicant agrees and understands this
- J. An accessory dwelling unit meeting the provisions of § 1-19-8.212 shall be considered a permitted accessory use and therefore not subject to this section. The Applicant agrees and understands this

Dear Board of Appeal members:

We, Ethan and Mckenna Urey, residing at 2994 Hope Mills Ln, Adamstown, MD 21710, respectfully request a special exception approval for an Accessory Dwelling Unit (ADU) greater than 1,000 square feet in accordance with Section 1-19-8.321 of the Frederick County Zoning Ordinance.

The subject property is zoned as Low Density Residential (R1) and covers approximately 1.47 acres.


The proposed special exception request is to construct a single level ADU larger than 1,000 square feet as an attached structure via breezeway to the primary dwelling. The existing two-story primary residence is approximately 5,434 square feet in total size. It has a footprint of approximately 2,450 square feet. The single level Accessory Dwelling Unit has a total size of approximately 2,438 square feet and a footprint of approximately 1,188 square feet.

The ADU will be utilized as an in-laws quarters. The finished floor plan for the Accessory dwelling unit includes a kitchen, full bath with stacked washer/dryer, living room, study, and bedroom. A conventional septic perc for the ADU, along with an upgrade from a 1,000-gallon to a 1,500-gallon two compartment septic tank has been approved on the property by the Frederick County Health Department and the new system will be installed during construction. The driveway to the ADU serves the primary structure as well. Adequate space is available for one or more additional parking spaces.

Thank you in advance for your prompt attention to this special exception request.



Ethan Urey



Mckenna Urey