



DIVISION OF PLANNING AND PERMITTING FREDERICK COUNTY, MARYLAND

Office of the Zoning Administrator

30 North Market Street • Frederick, Maryland 21701
301-600-2572 • FAX 301-600-2309 • TTY: Use Maryland Relay
www.FrederickCountyMD.gov/planning

Request for a Side or Rear Yard Modification-APPLICATION (Phase 4)

- Print out from the Maryland Department of Assessments and Taxation Real Property Data, (301) 815-5350 Website: www.dat.state.md.us of property.
- A plot plan drawing showing the Building Restriction Lines and proposed construction with setback distances for 'Point A' and 'Point B' ('Points' being the corners of the wall requiring a modification).
- Copy of most recent recorded plat related to the subject property, if available.

Section 1-19-6.140(A) states Section 1-19-6.140(A) states "Side and rear yard width may be varied where the wall of a building is not parallel with the side or rear lot lone or is broken or otherwise irregular. In such case the average width of the yard will be no less that the generally required minimum width; provided, that such yard will not be narrower at any point than one-half the normally required setback."

Property Information

Owner _____

Address _____

Tax ID# _____ Tax Map(s) _____ Parcel(s) _____ Acreage _____

Public Water _____ Public Sewer _____ or Private Well _____ Private Septic _____

Currently **zoned** _____ and the required Building Restriction Line is _____ **feet**.

Point (A) measures _____ **feet** from the corner wall of the structure to the property line.

Point (B) measures _____ **feet** from the corner wall of the structure to the property line.

The **average of the total distance** of **Point (A)** _____ and **Point (B)** _____ from the property line is _____ **feet**.

Internal Use Only

Development Review

File #: YM

A/P #:

Due Date:

Additional information required on back →

Owner/Applicant _____
 Address _____

 Phone _____
 Check one for Determination Letter:
 Mail Email _____

Notes: 1. Review comments Frederick County Web Site : <http://www.frederickcountymd.gov/index.aspx?nid=2532>
 2. I have measured the corners ('Point A' and 'Point B') of the proposed structure to the property line in question and this represents a true and accurate measurement
 3. As per **Section 1-19-6.140(A)** of the Frederick County Zoning Ordinance, I am requesting a Side or Rear Yard Modification for my property.

Printed name

Signature of Owner or Agent

FEES

Checks made payable to Treasurer of Frederick County-Additional fees may be due per Fee Ordinance Resolution 12-07 (YARDMOD)

1. Side or Rear Yard Modification Fee	\$118.00
Total =	

Internal use only:

Request for Side or Rear yard modification for a proposed building alignment as provided for in **Section 1-19-6.140(A)**.

Reviewed by _____ Phone 301-600-_____

Based on the information provided and a review of the zoning regulations, you are granted a one-time modification of at the address _____ and Tax ID# _____ to a _____ **foot SIDE YARD** Building Restriction Line for this proposed construction only.

-Or-

Based on the information provided and a review of the zoning regulations, you are granted a one-time modification of at the address _____ and Tax ID# _____ to a _____ **foot REAR YARD** Building Restriction Line for this proposed construction only.

If you have any questions, please call 301-600-1491.

Tolson DeSa, Zoning Administrator

Date

7/1/2019