COMMUNITY DEVELOPMENT DIVISION
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 Front Yard Modification-APPLICATION (Phase 4)

☐ Print out from the Maryland Department of Assements and Taxation Real Property Data, (301) 815-5350 Website: *www.dat.state.md.us* of property.

☐ A plot plan drawing with labels showing the Existing setback and Proposed setback distances.

☐ Copy of most recent recorded plat related to the subject property, if available.

Section 1-19-6.130(A) states "*Front yard modifications for existing building alignment*. When appropriate, the Zoning Administrator may increase or decrease the depth of the required front yard for any principal residential structure so that such front yard will approximate the average depth of the existing front yards of the existing dwellings on adjoining lots on each side, **or** if there be no such adjoining dwellings, shall approximate the average depth of the front yards of the nearest dwellings on the same side of the street within 200 feet.

House (A) Address _____ measures _____ **feet** from the centerline of the road to the face of the dwelling.

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

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

House (B) Address _____ measures _____ **feet** from the centerline of the road to the face of the dwelling.

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

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

Property - The applicant's existing / proposed dwelling measures _____ **feet** from the centerline of the road to the face of the dwelling.

The ***average depth*** of the total distance of **House (A)** _____**feet** and **House (B)** _____**feet** from the centerline of the road is _____ **feet (A+B/2)**.

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 adjacent dwelling(s) on adjoining lots on the same side of my road and this represents a true and accurate measurement of the adjacent and subject property dwellings.
3. As per **Section 1-19-6.130(A)** of the Frederick County Zoning Ordinance, I am requesting a Front 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. Front Yard Modification Fee	$110.00
Total =	

Internal use only:

Request for front yard modification for a proposed building alignment as provided for in **Section 1-19-6.130(A).**

Reviewed by _____ Phone 301-600-_____

Based on the information provided and a review of the zoning regulations, you are granted a modification of the front yard at the address _____ and Tax ID#_____ to a _____ **foot** front yard setback. Your total front yard setback requirement, including the right-of-way from the centerline of the road is _____ **feet**. If you have any questions, please call 301-600-1491.

_____

Larry W. Smith, Zoning Administrator **Date**