



DIVISION OF PLANNING AND PERMITTING FREDERICK COUNTY, MARYLAND

30 North Market Street • Frederick, Maryland 21701 • (301) 600-1138

YARD MODIFICATION REQUEST

Application is made on the Application Portal <https://planningandpermitting.frederickcountymd.gov/>

FRONT YARD MODIFICATION

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.”

Required for Submission:

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

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

Property – The applicant’s existing / proposed dwelling measures _____ feet from the center line 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)**

- 1.) A plot plan drawing showing the Existing setback and the Proposed setback distances.
- 2.) Copy of most recent recorded plat related to the subject property, if available.

Zoning Fee: \$147.00

SIDE YARD MODIFICATION

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 line or is broken or otherwise irregular. In such case the average width of the yard will be no less than the generally required minimum width; provided, that such yard will not be narrower at any point than one-half the normally required setback.*”

Required for Submission:

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**.

- 1.) 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).
- 2.) Copy of most recent recorded plat related to the subject property, if available.

Zoning Fee: \$147.00

REAR YARD MODIFICATION

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 line or is broken or otherwise irregular. In such case the average width of the yard will be no less than the generally required minimum width; provided, that such yard will not be narrower at any point than one-half the normally required setback.”*

Required for Submission:

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.

- 1.) 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).
- 2.) Copy of most recent recorded plat related to the subject property, if available.

Zoning Fee: \$147.00

PAYMENTS: Payment may be made online using the Application Portal. You may also mail a check to the Department of Development Review and Planning, 30 North Market Street, Frederick, Maryland, 21701 or in person. Please make check payable to Frederick County and reference the Project Number. Fees may not be paid until notice to pay fees is received.