



DPZ Office Use only:
 Case No AA 22-012
 Date Filed 8/19/22

Administrative Adjustment to the Bulk Regulations

Bulk Regulation Adjustment Request

Amount requested: 1.53' from the rear setback of 60' (2.55%) and 0.85' from the front setback of 75' (1.13%)
Height, Setback, Etc: Front setback, rear setback
Zoning Regulation Section: SECTION 104.0.E.4.a.(4)(b) and SECTION 104.0.E.4.a.(2)
Reason for Request: Due to lot Shallowness applicant requests that the setbacks are reduced by the requested amounts additionally lot is restricted by septic field and steep grades.
Percent adjustment of the bulk requirement: (May not exceed 20%) 2.55% rear & 1.13% front

Petitioner Information

Petitioner's Name: Williamsburg Group L.L.C.
Address: 5485 Harpers Farm Rd Ste 200, Columbia, MD 21044
Phone No. (W) 410-997-8800 **(H)** **Email Address:** bruceharvey@williamsburgllc.com
Counsel for Petitioner:
Counsel's Phone No. **Email Address:**

Property

Address of Subject Property: 14740 MCCANN FARM RD, WOODBINE MD 21797
Total Acreage of Property: 3.06 **Election District:** fourth **Zoning District:** RC-DEO
Tax Map # 08 **Grid** 16 **Parcel** 78 **Lot** 1
Subdivision Name and File # (if applicable) McCANN ESTATES-EAST - lots 1-3
Site Development Plan File # SDP- F-20-029

Petitioner's Interest in Subject Property:

- Owner (including joint ownership)
- Owner's Authorization attached (If petitioner is not the owner)



A supplement must be attached which addresses each of the following criteria:

- That there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography, or other existing features peculiar to the particular lot; and that as a result of such unique physical conditions, practical difficulties and unnecessary hardships arise in complying strictly with the bulk provisions of these regulations.
- The administrative adjustment, if granted, will not alter the essential character of the neighborhood or district in which the subject property is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.
- That such practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.
- That within the intent and purpose of these regulations, the administrative adjustment, if granted, is the minimum necessary to afford relief.

Administrative Adjustment Plan

- All plans must be folded to approximately 8 ½ x 14 inches. The plan must be drawn to scale and must include the items listed below:
 - ✓ Courses and distances of property lines
 - ✓ Size of property
 - ✓ North arrow
 - ✓ Scale of plan
 - ✓ Zoning of subject property and adjoining property
 - ✓ Tax map, parcel and lot number of subject property
 - ✓ Required setback or other bulk requirement, and the requested adjustment from the setback or other requirement
 - ✓ Existing and proposed uses, structures, natural features, landscaping, parking spaces, driveways, and points of access on the subject property
 - ✓ Location of well and private sewerage easement, if applicable
 - ✓ Floor area and height of structures, setback distances, and other numerical values necessary for examination of the petition
 - ✓ Any other information as may be necessary for full and proper consideration of the petition

Materials, Fees, Posting and Advertising

- **The original plus two (2) copies of this petition**, all supplemental pages or reports, and the required plans must be submitted.
- The undersigned agrees to pay all costs in accordance with the current schedule of fees. The fee is **\$300.00 plus \$25.00** for a poster. The undersigned also agrees to properly post the property at least 15 days immediately prior to the hearing, to maintain the posters as required, and to submit an affidavit of posting at the time of the hearing.

Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

Signature of Petitioner



Signature of Attorney

For DPZ office use only:

(Make checks payable to the "Director of Finance")

County Website: www.howardcountymd.gov

Hearing fee: \$

Poster fee: \$

Total: \$

Receipt No.

County Website: www.howardcountymd.gov

NOTE: No appointment is needed to submit this application and payment of fees is not due until a hearing date is set and you are notified.