OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Cranberry Equities II Limited Partnership
111 Westminster Road
Reisterstown, MD 21136

REQUEST: A variance from the setback requirements to allow division of
lot and building to create an off conveyance.

LOCATION: 222 N. Cranberry Road, in E.D. 7.

APPLICABLE REGULATIONS: Article 8, Section 8.5, Article 7, Section 7.5,
Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: June 4, 1997

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the
variance is granted.

Facts which support the request for relief from the strict terms of the
Ordinance, in this case a variance to lot size and minimum front yard
requirement for creation of an off conveyance lot are as follows:

This site has an approved site plan, S92-034 (Tremont Place) to be
completed in two phases. Building "G" and a lot area of 0.86919 acres
were part of the approved Phase 2 portion of the site plan.

Building E, F, and G in the approved Phase 2 consisted of 42 units
for persons 62 years of age or older with specific limited incomes.

Due to a change in funding allocations by the State of Maryland and
a requirement that Phase 2 allocations would only be approved if
Building E and F (30 units) and Building G (12 units) be recorded in two
separate deeds of trust.

To accomplish this the applicant has applied for an off conveyance
and a variance from the required 45,000 square feet as specified in
Section 8.5, Section 7.5 (Retirement Homes) to about 37,461+ square feet
(0.86919) acres. In addition a variance was requested from the front
yard setback of 50 feet to about 17.33 feet. The placement of buildings
and infrastructure as approved in site plan S92-034 will not change.

In granting these variances the only change to the approved site
plan will be that three separate recorded parcels will be shown. The
creation of the off conveyance 0.86919 acres + (lot 2), the remainder of
off conveyance lot 1 (2.03836 acres +), and the remainder of the
original parcel.

This approval will have no adverse affect on the approved site plan
or adjoining properties.

DATE: 6/4/97

George L. Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 392.097