

Tax Map/Block/Parcel  
No. 39-21-238

Building Permit/Zoning  
Certificate No. 94-1677

Case 3936

**OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND**

**APPLICANT:** Cranberry Equities Limited Partnership  
111 Westminster Road  
Reisterstown, Maryland 21136

**ATTORNEY:** Clark R. Shaffer, Esquire  
6 North Court Street  
Westminster, Maryland 21157

**REQUEST:** Variances reducing the minimum setback requirements for retirement housing authorized in Case 3711 and allow division of the existing parcel into two parcels

**LOCATION:** 222 North Cranberry Road in Election District 7

**BASES:** Article 8, Section 8.2(a); Article 7, Sections 7.2(c) and 7.5; Article 15, Section 15.5.4(d); Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** June 27, 1994

**FINDINGS AND CONCLUSION**

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board authorized the variances as requested. The pertinent findings determining the Board's decision include the facts that the conditional use was authorized previously in Case 3711 and the site development plan has been reviewed and approved by the Carroll County Planning and Zoning Commission. The variances are necessary to confirm the site development plan and permit separate development of Sections 1 and 2. Division of the existing parcel is intended merely to facilitate financing of the project and will not otherwise affect development of the site as proposed. In addition, there is no indication that authorization of the variances will unduly affect the residents of adjacent properties, the values of those properties, or public interests.

7-14-94  
Date

Claude R. Rash  
Claude R. Rash, Chairman