

DORCHESTER COUNTY BOARD OF APPEALS

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April 21, 2022 - BOA Meeting Minutes

The Dorchester County Board of Zoning Appeals conducted a meeting on Thursday, April 21, 2022 at 7pm in room # 110 of the Dorchester County Government Office Building, Council Chambers 501 Court Lane, Cambridge, MD 21613

The agenda was published on the County website and on Facebook prior to the meeting; all applicants and members of the public who contacted the Dept. of Planning and Zoning were informed of the modification either by email or by phone.

The agenda published also provided the option to dial in by phone. Upon verification of the conference call line at 7:03 pm, the only call-in was the applicant Ms. Karpavage.

In attendance: Chairman Lin Spicer; Vice Chair Elizabeth Hill, and Alternate-Commissioner Benjamin Horseman.
Absent: Commissioner Charles Dayton

Also in attendance: Walter Gunby, Esq., County Legal Counsel; Susan Webb, Acting Director of Planning; Brandon Vermillion, GIS specialist

Applicants were represented by: BOA Case #2725, Special Exception – Edwina Karpavage, homeowner

Chairman Lin Spicer called the meeting to order at 7:03 pm. He conducted a roll call and welcomed the attendants. He called for an approval of the March 24, 2022 minutes. Vice Chair Hill made a motion, it was seconded by Commissioner Horseman; all approved.

- ❖ **BOA Case #2725, Karpavage Property: Special Exception, 2067 Church Creek Road, Cambridge, MD (Zoned, AC – Agricultural Conservation District) Request Special Exception to allow a home business be operated out of the primary structure and storage for the home business out of the accessory structure (garage).**
- **Background:**
The case outline was presented by Susan Webb, Acting Director of Planning and Zoning. The applicant stated that the business is for the instruction of felting, knitting, and very little retail for instruction materials. She also added that this residence is a second home for her. It was also stated for the record that ample parking is provided on the premises.
Ms. Webb did not receive any negative comments from notified neighbors or from outside agencies for this proposal.
- **Public and Commissioners' Comments:**
There were no public comments.
- **Decision:**
After deliberation and review of the compliance with each criteria of the Special Exception requirements. Chairman Spicer asked for a motion to **approve BOA Case #2725 as submitted**. Commissioner Hill made a motion to approve the application as submitted; Commissioner Horseman seconded, all approved (3-0 vote). **The Special Exception was granted.**

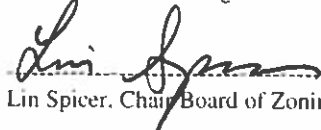
Chairman Spicer asked for a motion to adjourn the meeting.

Vice Chair Hill made a motion to adjourn the meeting, it was seconded by Commissioner Horseman; all approved.

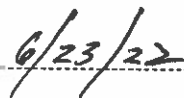
The meeting adjourned at 7:23 pm.

Respectfully submitted,

Susan E. Webb, Acting Director of Planning & Zoning


Lin Spicer, Chair, Board of Zoning Appeals

Approved by the Chair

 6/23/22 Date