**DORCHESTER COUNTY BOARD OF APPEALS**

**PO BOX 107**

**CAMBRIDGE, MD 21613**

**410-228-3234**



**June 23, 2022 - BOA Meeting Minutes**

The Dorchester County Board of Zoning Appeals conducted a meeting on Thursday, June 23, 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.

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

Absent: None

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 #2726, Special Exception – Wheatley

Chairman Lin Spicer called the meeting to order at 7:06 pm. He conducted a roll call and welcomed the attendants. He called for an approval of the April 21, 2022 minutes. Vice Chair Hill made a motion, it was seconded by Commissioner Horseman; all approved.

* **BOA Case #2726, Wheatley Property: Special Exception, 2806 Lakesville-Crapo Rd, Church Creek, MD** (Zoned, RC – Resource Conservation District) Request Special Exception to allow a the construction of an accessory structure prior to the primary structure. Proposed structure is 2,400 sf.
* **Background:**

The case outline was presented by Susan Webb, Acting Director of Planning and Zoning. The applicant stated that the structure will be used for personal storage. Ms. Webb did not receive any negative comments from notified neighbors or from outside agencies for this proposal.

* **Public and Commisioners’ 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 #2726 as submitted**. Commissioner Hill made a motion to approve the application as submitted; Commissioner Dayton seconded, all approved (4-0 vote). **The Special Exception was granted**.

* **BOA Case #2727, Scharf Property: Special Exception, 5147 Harrison Ferry Rd, Hurlock, MD** (Zoned, AC-RCA – Agricultural - Resource Conservation District) Request Special Exception to allow a the construction of an accessory structure prior to the primary structure. Proposed structure is 1,200 sf.
* **Background:**

The case outline was presented by Susan Webb, Acting Director of Planning and Zoning. The applicant stated that the structure will be used for personal storage. Ms. Webb did not receive any negative comments from notified neighbors or from outside agencies for this proposal.

* **Public and Commisioners’ 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 #2727 as submitted**. Commissioner Dayton made a motion to approve the application as submitted; Commissioner Horseman seconded, all approved (4-0 vote). **The Special Exception was granted**.

* **BOA Case #2728, Blazejak-Brooks Property: Special Exception & Variance, 5617 Mount Holly Rd, East New Market, MD** (Zoned, AC – Agricultural Conservation District) Request Special Exception to allow a the construction of an accessory structure greater than allowed by code. Request of 416 sf overage. Also Variance to construct the accessory structure in the front yard setback.
* **Background:**

The case outline was presented by Susan Webb, Acting Director of Planning and Zoning. The applicant stated that the structure could only be constructed in the front yard setback to due well and septic location constraints. Ms. Webb did not receive any negative comments from notified neighbors or from outside agencies for this proposal.

* **Public and Commisioners’ 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 #2728 as submitted**. Commissioner Dayton made a motion to approve the application as submitted; Commissioner Hill seconded, all approved (4-0 vote). **The Special Exception was granted**.

* **BOA Case #2729, Boettger Property: Special Exception, 4942 Gregory Rd, Cambridge, MD** (Zoned, AC-RC – Agricultural - Resource Conservation District) Request Special Exception to allow a the construction of an accessory structure greater than allowed by code. Requested 1,491 sf overage.
* **Background:**

The case outline was presented by Susan Webb, Acting Director of Planning and Zoning. The applicant stated that the structure will be used for personal storage. Ms. Webb did not receive any negative comments from notified neighbors or from outside agencies for this proposal.

* **Public and Commisioners’ 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 #2729 as submitted**. Commissioner Dayton made a motion to approve the application as submitted; Commissioner Hill seconded, all approved (4-0 vote). **The Special Exception was granted**.

* **BOA Case #2730, Sparks Property: Special Exception, 4806 Petersburg Rd, Hurlock, MD** (Zoned, AC – Agricultural Conservation District) Request Special Exception to allow a the construction of an accessory structure greater than allowed by code. Requested 3,266 sf overage. And VARIANCE to allow use of home business contractor.
* **Background:**

The case outline was presented by Susan Webb, Acting Director of Planning and Zoning. The applicant stated that the structure will be used for the owners at home business. It was determined that four (2) total employees could be dispatched from this property. Ms. Webb did not receive any negative comments from notified neighbors or from outside agencies for this proposal.

* **Public and Commisioners’ 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 #2730 as submitted**. Commissioner Dayton made a motion to approve the application as submitted; Commissioner Horseman seconded, all approved (4-0 vote). **The Special Exception was granted**.

* **BOA Case #2731, Crouthamel Property: Special Exception, 1021 River Point Rd, MD** (Zoned, RR – Rural Residential District) Request Special Exception to allow a the construction of an accessory structure prior to the primary structure. Proposed structure is 1,290 sf.
* **Background:**

The case outline was presented by Susan Webb, Acting Director of Planning and Zoning. The applicant stated that the structure will be used for personal storage.

* **Public and Commisioners’ Comments:**

A neighbor spoke explaining that the felt the storm water run off was being caused by the property and flooding the properties across the street, and that this proposed construction will only add to that. Ms. Webb referred the neighbor to the Department of Public Works for this issue.

* **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 #2731 as submitted**. Commissioner Hill made a motion to approve the application as submitted; Commissioner Horseman seconded, all approved (4-0 vote). **The Special Exception was granted**.

* **BOA Case #2732, Coulbourn Property: Special Exception, 1518 Gary Creek Rd, Cambridge, MD** (Zoned, RC – Resource Conservation District) Request Special Exception to allow a the construction of an accessory structure greater than allowed by code. Requested 1,530 sf overage.
* **Background:**

The case outline was presented by Susan Webb, Acting Director of Planning and Zoning. The applicant stated that the structure will be used for personal storage. Ms. Webb did not receive any negative comments from notified neighbors or from outside agencies for this proposal.

* **Public and Commisioners’ 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 #2732 as submitted**. Commissioner Hill made a motion to approve the application as submitted; Commissioner Dayton seconded, all approved (4-0 vote). **The Special Exception was granted**.

* **BOA Case #2733, Howard Property: Special Exception, 4942 Gregory Rd, Cambridge, MD** (Zoned, AC-RC – Agricultural - Resource Conservation District) Request Special Exception to allow a the construction of an accessory structure greater than allowed by code. Requested 2,750 sf overage. And VARIANCE to allow use of home business contractor.
* **Background:**

The case outline was presented by Susan Webb, Acting Director of Planning and Zoning. The applicant stated that the structure will be used for home occupation. Ms. Webb did not receive any negative comments from notified neighbors or from outside agencies for this proposal.

* **Public and Commisioners’ 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 #2733 as submitted**. Commissioner Hill made a motion to approve the application as submitted; Commissioner Dayton seconded, all approved (4-0 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 9:45 pm.

Respectfully submitted.

Susan E. Webb, Acting Director of Planning & Zoning

----------------------------------------------------------------Approved by the Chair ------------------------ Date

Lin Spicer, Chair Board of Zoning Appeals