



# Town Of Myersville

TOWN HALL  
301 Main St., P.O. Box 295  
Myersville, MD 21773

## BOARD OF APPEALS

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July 22, 2014

### Meeting Minutes, Facts & Findings

**Attendance:** Brandon Boldyga – Planning & Zoning Admin., Laura Sweeny, Donna Squires, Kevin Self

**Absent:** Michael Collins

**Also In Attendance:** John Mazelon – Fox & Associates

#### Board Business:

1. Nomination of a new Board Chair: Motion to nominate Donna Squires by Laura Sweeny, 2<sup>nd</sup> by Kevin Self. Motion approved by vote 3-0.

#### Action Items:

1. None

#### Continuing Business:

1. None

#### New Business:

1. Board of Zoning Appeals Hearing for Case # MY-BA-14-01
  - a. Introduction of Case# MY-BA-14-01
    - i. Applicant seeks Special Exception to permit a new homes sales office in a R1-SG zone.
    - ii. Applicant will construct 31 new homes to complete the development of the Saber Ridge subdivision.
    - iii. Applicant previously established a new homes sales office in a R1-SG zone in 2007 at 1000 Hunters Knoll.
  - b. The Board inquired whether adjacent property owners had been notified of the hearing and if the adjacent property owners had any comments regarding the application.
    - i. The Planning & Zoning Administrator responded that the adjacent property owners had been notified of the hearing and had not provided any comments or concerns for the Board's consideration.
  - c. The Board asked Mr. Mazelon, representing the applicant, where visitors would park.
    - i. Mr. Mazelon indicated that parking would be provided on site.
    - ii. The Planning & Zoning Administrator noted that there are four (4) parking spaces provided on site, and one (1) handicapped space shown on the site plan.

- d. The Board asked Mr. Mazelon how the applicant planned to address the parking area encroachment onto Lot 1.
  - i. Mr. Mazelon explained that the future homeowner of 10413 Easterday Road would have an easement agreement in place between Saber Ridge, LLC and the new homeowners, allowing the parking facility to remain until no longer required.
- e. The Board asked Mr. Mazelon as to how many employees would work on premises.
  - i. Mr. Mazelon stated that there will be one (1) employee on site during regular operating hours.
- f. The Board stated that per Town Code §165-90, the Board may only grant a temporary Special Exception for the duration of one (1) year to allow the new home sales office in the R1-SG zone.
  - i. The applicant will need to reapply for a temporary Special Exception once the duration of one (1) year has passed each year for no longer than an aggregate duration of three(3) years.
  - ii. The Board Stated that this would provide an opportunity for adjacent property owners to revisit the case, and provide any insight on impacts caused.
- g. Motion to grant a temporary Special Exception to the applicant by Donna Squires, 2<sup>nd</sup> by Laura Sweeny. Motion approved by vote 3-0.

**Meeting Adjournment:** 7:16pm: Motion to adjourn by Donna Squires, 2<sup>nd</sup> by Kevin Self. Motion approved by vote 3-0.