



Myersville Town Hall
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TOWN OF MYERSVILLE
BOARD OF ZONING APPEALS

Phone: (301) 293-4281
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Hours 8:00 am – 4:00pm
www.Myersville.org

FINDINGS OF FACT

October 16, 2024

Application: MY-BA-24-01

Property Address: 15 Main Street, Myersville, MD 21773

Case:

Susan and Roland Eccard, owners of the subject property, submitted an application to the Myersville Planning Office, pursuant to *§165-89, Article VIII Board of Appeals, Variances*. The applicants requested to exceed the required 4-foot side-yard minimum distance established under *§165-71, Article X, Village Center District, Lot Area, Width and Yard Minimum Requirements* by a total of four (4) feet to allow the applicants to build a deck on the rear and side of the existing primary residential structure.

Hearing:

The Myersville Board of Zoning Appeals conducted a hearing regarding application MY-BA-24-01 on October 15, 2024, beginning at 7:00 pm. After testimony was given and evidence was presented to the Board, a motion to approve was made by T. Scott. J. Solomon seconded the motion. The motion was carried by a vote of 4 in favor, 0 opposed, 0 abstaining and 1 absent.

At 7:41 pm, Chairperson T. Scott made a motion to adjourn the meeting. C. Gendler seconded the motion. The motion was carried by vote 4 in favor, 0 opposed, 0 abstaining and 1 absent.

Findings of Fact:

1. The variance will not impose any new hardships on adjacent properties.
2. The neighbor most-impacted by the proposed project submitted a letter in support of the project. (Exhibit A).
3. The rear yard area consists of steep slopes, sloping away from the existing single-family structure, resulting in two (2) deck landings that increase the footprint of the deck area. This is a circumstance relatively unique to this property. No other decks erected within the area have required a variance.
4. The existing primary residential structure was erected at an angle, with the corner of the existing structure only eight (8) feet from the property line. This feasibly limits the access point to the deck without causing additional hardship for the applicant.

5. The subject property is not oddly shaped, extraordinarily shallow, or extraordinarily narrow; however, the topography in relation to the building restriction line (BRL) does impose a hardship not created by the applicants.
6. Strict conformance to the Myersville zoning ordinance will result in practical difficulties in use of the property as proposed.

The findings of fact contained herein are adopted by the Myersville Board of Zoning Appeals on **October 15, 2024**.



Tora Scott, Chairperson
Myersville Board of Zoning Appeals

