



Myersville Town Hall  
301 Main Street  
P.O. Box 295  
Myersville, MD 21773

**TOWN OF MYERSVILLE**  
BOARD OF ZONING APPEALS

Phone: (301) 293-4281  
Fax: (301) 293-3080  
Hours 8:00 am – 4:00pm  
[www.Myersville.org](http://www.Myersville.org)

**Board of Zoning Appeals Findings of Fact**

August 26, 2025

**Staff Attendance:** Brandon Boldyga – Planning & Zoning Admin.

**Board Attendance:** Jerri Solomon, Tora Scott, Cutis Gendler, and Josh Lawson

**Absent:** James Derse

**Public Hearing:**

- a. Introduction of Case # MY-BA-25-01
  - i. Hearing called to order at 7:00 pm.
  - ii. Applicants, Joshua and Amy Eyler, are seeking a special exception to allow for the construction of an accessory apartment at 3101 Brethren Church Road, within the R-1 district.
- b. Staff Comments
  - i. The Board should determine if the applicant's request meets the guidelines established in the Code for a special exception use.
  - ii. The applicant is not proposing any additions or alterations to the exterior of the structure.
  - iii. The Board should determine if the applicant's request meets the criteria established in the Code for an accessory dwelling unit (ADU).
- c. Applicant Comments
  - i. The applicant would like to market the property as a primary structure with an ADU.
  - ii. The property is for sale, and the applicant has not lived on site for some time.
- d. Citizen Comments
  - i. Wayne Creadick – 48 Fox Rock Dr.
  - ii. Mark Hinkle – 7 Harp Pl.
  - iii. Jinjie Lin – 46 Fox Rock Dr.
- e. Board Comments
  - i. The applicant has met all the guidelines and criteria for an ADU.

**Findings of Fact:**

- a. The requirements for an accessory dwelling unit (ADU) as a special exception use in the R-1 district have been met.
- b. No objections were voiced during the hearing or prior to the hearing.
- c. The applicant should be granted the special exception use.

**Action:**

- a. Motion to approve application for special exception by T. Scott.
- b. 2<sup>nd</sup> by C. Gendler.
- c. Motion carried by vote 4-0, with 1 absent (J. Derse).
- d. Special Exception approved.

**Adjournment:**

- a. Motion to close the public hearing by J. Solomon.
- b. 2<sup>nd</sup> by C. Gendler
- c. Motion carried by vote 4-0, with 1 absent (J. Derse).
- d. Hearing adjourned at 7:39 pm.