

BOARD OF ZONING APPEALS FOR THE CITY OF HAGERSTOWN

Deliberative Session

On Wednesday, August 16, 2019, at 7:16 p.m., a meeting of the Board of Zoning Appeals for the City of Hagerstown was held in the Council Chamber, Second Floor, City Hall, Hagerstown, Maryland. Members present included: Brian Kurtyka, chair; Gregory Deck, alternate; Andrew Durham; and James Stouffer. Stephen Bockmiller, AICP, Zoning Administrator; and Debbie Calhoun, Board Secretary, were present on behalf of staff.

Hearing and Deliberations.

Case No. Z-2019-04

Hagerstown Commerce Center, Inc., c/o Randy Cohen, Post Office Box 278, Monrovia, Maryland 21770, pertaining to property designated as Lot A, All Star Court, zoned CG (Commercial General). The Board moved to grant the applicant's request for a variance to reduce the number of required off-street parking spaces to one per 300 square feet of net floor area for an office building and four per 1,000 square feet of net floor area for retail sales.

VOTE: 4-0 Grant (Yes – Deck, Durham, Kurtyka, Stouffer)

Case No. Z-2019-05

OLBO Corp., 19638 Leitersburg Pike, Hagerstown, Maryland 21742, pertaining to property located at 1081 Maryland Avenue, zoned CG (Commercial General). The Board moved to grant a variance to increase the dimensions for a freestanding sign to 434 square feet.

VOTE: 4-0 Grant (Yes – Deck, Durham, Kurtyka, Stouffer)

Case No. Z-2019-06

William L. Mills, 1045 Columbia Road, Hagerstown, Maryland 21742, pertaining to property at 1045 Columbia Road, zoned RMOD (Residential-Moderate Density). The Board moved to grant a variance to reduce the minimum aggregate width of side yards to 14 feet in order to enclose a sunroom.

VOTE: 4-0 Grant (Yes – Deck, Durham, Kurtyka, Stouffer)

Case No. Z-2019-07

Jeffrey N. Crampton, 261 Frederick Street, Hagerstown, Maryland 21740, pertaining to property located at 261 Frederick Street, zoned CG (Commercial General). The Board moved to grant an expansion of a nonconforming use for storage units.

VOTE: 4-0 Grant (Yes – Deck, Durham, Kurtyka, Stouffer)

Case No. Z-2019-08

Anthony Taylor, 128 South Potomac Street, Hagerstown, Maryland 21740, pertaining to property located on the north side of Wesel Boulevard and the west side of Edgewood Avenue, zoned IG (Industrial General). The Board moved to grant a variance to reduce the east side property line to 80 feet in order to construct a commercial building, with the following conditions:

- The property shall be developed and used in accordance with the materials submitted with the application, the variance plan, and the testimony provided to the Board; and
- In the future, should the building be proposed to be repurposed for the use of an activity considered by the Zoning Ordinance to be a “heavy manufacturing use,” a new variance for the building shall be required to be sought from this Board so that this Board may consider the proposal in context with the nature of a heavy manufacturing use and its potential impacts on surrounding properties.

VOTE: 4-0 Grant (Yes – Deck, Durham, Kurtyka, Stouffer)

Case No. Z-2019-09

Richard Woolard, Post Office Box 551, Maugansville, Maryland 21767, pertaining to property designated as 20 Madison Avenue, zoned RMED (Residential-Medium Density). The Board moved to grant a change of a nonconforming use from a building containing three apartments and a tavern to three apartments and business offices.

VOTE: 4-0 Grant (Yes – Deck, Durham, Kurtyka, Stouffer)

Adjourn.

The hearing and deliberations concluded at 9:35 p.m.



Debra C. Calhoun – Secretary