

HAGERSTOWN BOARD OF ZONING APPEALS

June 16, 2022 Hearing

Call to Order.

Gregory Deck, Acting Chair, called the June 16, 2022, Board of Zoning Appeals meeting to order at 7:05 p.m. Also present were board members G. Deck; and A. Smith. S. Bockmiller, Zoning Administrator, and Acting Recording Secretary, were present at City Hall.

Cases Under Consideration:

Case No. Z-2022-04.

To hear an application made by the Vincent Seen for a change of a nonconforming use from a building containing two dwelling units and a laundromat to a building containing 4 dwelling units on a parcel of land totaling 4,200 square feet of land with a primary address of 526 East Franklin Street, located in the RMED (Residential – Medium Density) zoning district. Per Article 4 (Zoning Ordinance), Section M, (Nonconforming Uses) of the Land Management Code, a nonconforming use of a building or land may be changed to another use not permitted in that zoning district under certain circumstances and conditions.

VOTE: 3-0 APPROVE, subject to the following conditions:

- 1. The property will be developed and used in accordance with the application and the testimony provided;**
- 2. Pavement shall be reduced in accordance with the exhibits introduced at the meeting;**
- 3. The front façade of the building shall be modified in accordance with the exhibits provided by the applicant and attested to in the meeting to remove its general appearance as a commercial storefront, including but not limited to removal of signage, installing a pair of double hung windows in each of the two display windows and the front entrance be narrowed with brick facia to accommodate a single leaf residential door.**

(Yes – Deck, Lowry and Smith)

Case No. Z-2022-05.

To hear an application made by Jeffrey Perry for a change of a nonconforming use from a building containing one dwelling unit and a store to one dwelling unit and a beauty parlor/salon use on a property totaling 0.2 acres of land with a primary address of 818 Salem Avenue, located in the RMED (Residential – Medium Density) zoning district. Per Article 4 (Zoning Ordinance), Section M, (Nonconforming Uses) of the Land Management Code, a nonconforming use of a building or land may be changed to another use not permitted in that zoning district under certain circumstances and conditions.

VOTE: 3-0 APPROVE, subject to a condition that the use of the property be conducted in accordance with the application submitted by the Applicant and the testimony provided at the hearing, being a single-chair operation open by appointment only. (Yes – Deck, Lowry and Smith)

Adjourn.

The hearing and deliberations concluded at approximately 8:15 p.m.



Stephen R. Bockmiller, AICP
Acting Recording Secretary