

# BOARD OF ZONING APPEALS

November 10, 2022, City Council Chamber- 2<sup>nd</sup> Floor, City Hall

## Call to Order-

### Case Review-

#### Case No. Z-2022-07

To hear an application made by Johnson, Williams, and Associates for a special exception for a child daycare facility in the RO (Residential: Office) Zoning District, located at 240 South Potomac Street, and the following variances: 1) to reduce the required number of parking spaces from eighteen (18) to six (6), 2) to reduce the minimum required lot area for a special exception use from 15,000 square feet to 12,300 square feet and 3) to reduce the required minimum lot width for a special exception use from 80 feet to 61.23 feet, per Section D.5.a and Section O of the Zoning Ordinance.

**Vote- 4-0-Denied** (Stouffer, Kelsh, Smith, Deck) the special exception and dismissed the variance applications as moot.

#### Case No. Z-2022-08

To hear a special exception request made by Hagerstown Goodwill Industries, Inc. under Section U.8.a for a special exception for a retail use in the IR (Industrial Restricted) Zoning District, located at 200 North Prospect Street, and for a variance to reduce the required number of parking spaces from 48 spaces to 27 spaces, per section O.4 of the Zoning Ordinance.

**Vote- 4-0- Approved** (Stouffer, Kelsh, Smith, Deck) the special exception and tabled the request for the variance pending revised figures for the amount of spaces.

#### Case No. Z-2022-09

To hear an administrative appeal made by Herbert Williams for a notice of violation of the Zoning Ordinance for the development and use of an unimproved 0.4 acre (more or less) lot

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located at 160 South Prospect Street in the RMED (Residential Medium Density) Zoning District and the Prospect Street Historic District. Said appeal was filed within 30 days of the date of said notice, and at least 21 days prior to the hearing, as required by Section U.1 and 2 of the Zoning Ordinance.

**Vote- 4-0-Denied-** affirming the notice of violation. (Stouffer, Kelsh, Smith, Deck)

### Other Business-

2023 BZA Hearing Schedule.

**Vote-** The Board adopted the schedule by a vote of **4-0**. (Stouffer, Kelsh, Smith, Deck)

### Adjourn-

The hearing and deliberations concluded at **11:10 p.m.**

  
Mary Revilla, Recording Secretary