



HAGERSTOWN BOARD OF ZONING APPEALS AGENDA

DATE: Thursday November 13, 2025, 7:00 p.m.

LOCATION: 1st Floor Meeting Room

Please visit the City's website at www.hagerstownplanning.org for information about this meeting. The properties involved have been posted with hearing posters and two legal advertisements appeared in the Herald-Mail. Documents regarding cases and topics to be reviewed can be found at this link beginning at 9:00 a.m. on Monday, November 10, 2025.

Call to Order -

Case No. Z-2025-08 – To hear an application made by Gideon Properties for a special exception for a child day care center and a variance to reduce the minimum required lot area for a special exception use from 20,000 square feet to 10,695 square feet for an infant-only daycare center with no outdoor play area at the property located at 382 South Cleveland Avenue in the RMED Zoning District, per Sections F.5.a, U, and Z of the Zoning Ordinance (Article 4 of the Land Management Code).

Case No. Z 2025-09 – To hear an application filed by Wellspring of Life Family Worship Center for a special exception for house of worship in an existing office building for the property located at 363 South Cleveland Avenue, in the CL (Commercial Local) Zoning District, per Sections U and Z of the Zoning Ordinance.

Case No. Z 2025-10 – To hear an application filed by Kent Hawbaker for a variance to reduce the required 5-foot side yard setback to 2 feet for a bathroom addition on a single-family dwelling located at 57 Westside Avenue in the RMED Zoning District, per Sections F.5.a and U of the Zoning Ordinance.

Case No. Z 2025-11 – To hear an application filed by Nicholas John Lally, TM Potomac LLC for a variance to increase the maximum permitted height of a privacy fence or wall from 6 feet to up to 8 feet for an extension of an existing stone wall along the rear alley for the property located at 457 North Potomac Street in the RO (Residential Office) Zoning District and within the Potomac-Broadway Historic District, per Sections K.1 and U of the Zoning Ordinance.

Case No. Z-2025-12 – To hear an application filed by Jose Sanchez for a change of a non-conforming use to convert part of an existing retail space in a nonconforming mixed-use building to a dwelling unit for the property located at 633 West Franklin Street, in the RMED (Residential: Medium Density) Zoning District, per Section M.7.a (4) of the Zoning Ordinance.

Case No. Z-2025-13 – To hear an application filed by Fox & Associates, Inc. for a variance to reduce the required rear yard setback line from 35 feet to 13 feet for an addition on a single-family dwelling that will connect the principal structure to the existing garage for property located at 1310 Oak Hill Ave, in

the RMOD (Residential – Moderate Density) Zoning District, per section per Sections F.5.a and U of the Zoning Ordinance.

Deliberations –

Other Business – Discussion of Motion Sheet template.

Adjourn -

Next Meeting: December 11, 2025 – 7:00 p.m.

NOTICE:

Pursuant to the Maryland Open Meetings Law, notice is hereby given that the deliberations of the Board of Zoning Appeals are open to the public. The Board, at its discretion, may render a decision as to some or all of the cases at the hearing described above or at a subsequent meeting or hearing, the date and time of which will be announced prior to the conclusion of the public hearing. Individuals requiring special accommodation are requested to contact the City Clerk at 301-739-8577, extension 113 or ADD 301- 797-6617.