



HAGERSTOWN BOARD OF ZONING APPEALS AGENDA

DATE: Thursday December 11, 2025, 7:00 p.m.

LOCATION: 1st Floor Meeting Room, City Hall

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, December 8, 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. *Postponed: Meeting January 8, 2026.*

Case No. Z-2025-14 – To hear an application made by Humberto Estrada for a change of a non-conforming use to convert part of an existing retail space in a non-conforming mixed use building to a dwelling unit for the property located at 640 George Street in the RMED (Residential – Medium Density) Zoning District, per section M.7.a (4) and Z of the Zoning Ordinance. *Withdrawn.*

Case No. Z 2025-15 – To hear an application filed by Stacy Zisa (Miller) for a variance to reduce the required 4 foot side yard setback to 3 feet and 9 inches and the required 5 foot side yard setback to 4 feet and 9 inches for the construction of a 280 square foot shed located at 878 Fredrick Street, in the RMOD (Residential – Moderate Density) Zoning District, per Sections 4.D.5.b of the Zoning Ordinance.

Case No. Z 2025-16 – To hear an application filed by Armin Groeschel for a special exception to facilitate the use and occupancy by Jonathan Engineered Solutions Corp. in the remaining 149,300 square feet portion of a building located at 2 Western Maryland Parkway in the I-MU (Industrial – Mixed Use) Zoning District, per Sections H.2.d and Z of the Zoning Ordinance.

Deliberations –

Other Business – Hagerstown Board of Zoning Appeal 2026 Hearing Schedule (Draft)

Adjourn -

Next Meeting: January 8, 2026 – 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.