

# BOARD OF ZONING APPEALS OF THE CITY OF HAGERSTOWN

## DELIBERATIVE SESSION

On Wednesday, January 16, 2013, at 7:00 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.

Brett Wilson, Chair; Andrew Durham; Janice Kelsh; and Travis Poole; were present.

### **Preliminary Matters:**

**Case No. Z-2012-14.** The Salvation Army, 534 West Franklin Street, Hagerstown, Maryland 21740, pertaining to property located at **534 West Franklin Street**. The applicant filed a special exception for an expansion of a nonconforming twenty-eight- (28-) bed shelter to a thirty-seven- (37-) bed shelter for women and children. Staff informed the Board that the hearing notice signs were not posted on the subject property, but rather on other properties owned by the applicant in the immediate neighborhood. After discussion, the Board determined that the posting requirements of the state code and the Zoning Ordinance were not met and that the case would have to be considered at a subsequent hearing.

**VOTE: 4-0 (Durham, Kelsh, Poole, Wilson)**

**Election of Officers:** Brett Wilson was unanimously re-elected as chair for 2013.

The following appeals were considered and decided at the meeting:

**Case No. Z-2012-13.** Keann M. Durst, 127 East North Avenue, Hagerstown, Maryland 21740, pertaining to property located at **127 East North Avenue**. The Board moved to grant the applicant's request for a variance for an eighteen- (18-) foot wide carport to be constructed to within one (1) foot of each side property line.

**VOTE: 4-0 GRANT (Durham, Kelsh, Poole, Wilson)**

**Case No. Z-2012-15.** Paulette Crockett, t/a Golden Retreat Assisted Living, 673 Highland Way, Hagerstown, Maryland 21740, pertaining to property located at **673 Highland Way**. The Board moved to grant the following requests by the applicant:

- Special exception request for an assisted-living facility, with the condition that no more than two (2) nonresident employees may be on site at any one time.

**VOTE: 4-0 GRANT (Durham, Kelsh, Poole, Wilson)**

- Variance request to reduce the required lot size for an assisted-living facility from twenty thousand (20,000) square feet to fourteen thousand (14,000) square feet.

**VOTE: 4-0 GRANT (Durham, Kelsh, Poole, Wilson)**

**Case No. Z-2012-11.** The administrative appeal made Mansoor Emral Shaool, 72 West Washington Street, Hagerstown, Maryland 21740, pertaining to property located at **55-57 West Franklin Street East North Avenue**, was withdrawn by the applicant via an email sent to the Zoning Administrator.

The hearing and deliberations concluded at 8:00 p.m.

  
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Debra C. Calhoun, Secretary  
Board of Zoning Appeals