

Minutes
Town of Rock Hall
Board of Appeals Hearing
March 31, 2022

In Attendance

Members in Attendance: Paul Miller, Chairman and Board Members Laurie Resele and Peter Sorensen
Also attending were Thomas N. Yeager, Esq. Attorney to the Board and Christopher N. Jakubiak, AICP, Town Planner and Zoning Administrator.

Call to Order

The hearing was called to order at approximately 7:12 PM.

BOA Case # V2022-3 Variance Request, 5660 Main Street

Variances to Article V, Section 1E of the Rock Hall Zoning Ordinance by Ms. Gillian C. Conaghan for a 5.7-foot variance from the required 10-foot side yard setback to construct an addition to the existing house and 1-foot variance from the required 30-foot front yard setback in combination with a 6.3-foot variance from the required 10-foot side yard setback to construct a front porch onto the house at 5660 Main Street.

Mr. Miller opened the hearing on the matter with a brief introduction of the case and Mr. Jakubiak confirmed that notice of the hearing was advertised in the local newspaper and that the property was posted.

Mr. William Crowding, Surveyor presented the case on behalf of the applicant and presented the following exhibits which were accepted by the Board:

- Exhibit 1: Plat of the lands of Gillian C. Conaghan, Dated December 20221
- Exhibit 2: Plan drawing for the addition
- Exhibit 3: Applicant's Statement of Findings of Fact

Mr. Jakubiak then testified summarizing his staff report which was accepted as Exhibit 4.

There were no public comments in support of or opposition to the request. No written correspondence was submitted.

The Board deliberated on the application. On a motion by Mr. Miller, seconded by Mr. Sorensen, the Board approved the variance as requested.

BOA Case # V2022-3 Variance Request

Variance to the required 25-foot non-tidal wetland buffer, set forth in Article V, Section 11.E.1.f of the Rock Hall Zoning Ordinance, by Kevin and Kathleen Manley to disturb up to 1,361 square feet of the non-tidal wetland buffer to construct a single-family detached house at 20641 Rock Hall Avenue.

Mr. Miller opened the hearing on the matter with a brief introduction of the case and Mr. Jakubiak confirmed that notice of the hearing was advertised in the local newspaper and that the property was posted.

Mr. William Crowding, Surveyor, and Mr. Kevin Manley appeared before the Board and Mr. Crowding presented the case on behalf of the applicant and entered the following exhibits which were accepted by the Board:

- Exhibit 1: A document titled Manly Residence, Stormwater Management Plan – Erosion & Sediment Control Plan consisting in five separate plan sheets.
- Exhibit 2: An aerial photograph showing the subject property and surrounding buildings on other lots.
- Exhibit 3: Applicant's Statement of Findings of Fact

Mr. Jakubiak testified summarizing his staff report which was accepted as Exhibit 4. He also reviewed each of the applicable variance standards applicable to properties in the Critical Area.

There were no public comments in support of or opposition to the request. No written correspondence was submitted.

The Board then deliberated on the application. On a motion by Mr. Miller, seconded by Mr. Sorensen, the Board approved the variance as requested.

Adjournment

The Board adjourned the hearing at approximately 8:30 PM.

Submitted by:
Christopher N. Jakubiak, AICP
Zoning Administrator