

The Dorchester County Board of Appeals met in regular session on Thursday, August 25, 2011 in Room 110 of the County Office Building at 7:00 PM. Present were Ed Howard, Vice-Chairman, Dwight Cromwell, Wendell Foxwell, Catherine McCulley, Chairperson, Elizabeth Hill, Walt Gunby, Attorney, Steve Dodd, Director of Planning, Mike Bonsteel, Environmental Planning, with Merris Hurley recording.

An introduction was made by Chairperson McCulley, explaining the procedures of this meeting to the audience. She then asked Mr. Dodd to read the first case.

Case #2399 - Robert and Cami Collison

To request a variance to allow an accessory structure to be located within the required yard setback area. Property located at 1418 School Street and contains 1.64 acres. SR, Suburban Residential Zoning District.

Mr. Collison, and any other person who would be testifying in this case, were sworn in.

Mr. Dodd read the case and all pertinent information into the record.

Robert Collison, 1418 School Street, Cambridge, MD explained to the Board that he would rely on his written responses to the criteria would like to supplement them with additional information. He wishes to demolish the older frame shed on the property. This request is not contrary to public interest; the adjoining property is public land and the County Council had no problem with his request. Mr. Collison said that they just wished to incorporate this shed into the fence they plan to build for privacy. He doesn't know of any other property in the county with similar circumstances; so close to school and/or fields. There are many properties on School Street that have sheds on or near the property lines. Mr. Collison entered into the record, ten (10) photographs, of properties along School Street with sheds on or near property lines, as well as photographs of his own property.

Mr. Collison told the Board that the traffic visiting the athletic fields adjacent to his property has increased tremendously. People park on the grassy area directly next to his property line. There has even been an instance where he had to call the sheriff's office because people were actually on the patio directly behind his house.

Mr. Collison explained to the Board that they planned to erect a wrought iron fence with the hopes of getting a planting easement with the county. If that doesn't happen, they will go with a stockade fence.

Mr. Dodd had questions concerning the athletic complex proposed on the adjacent property. He pointed out that the project includes a stockade fence near the same property line that Mr. Collison is proposing his shed and fence. The project drawing for the proposed complex was entered into the record.

Mr. Collison entered into the record several letters of support from neighboring property owners. The names of those property owners are: the County Council, Frank

and Sheridan Outten, Kenneth Andrew, Jr., Barbara Collins, Samuel & Melissa Slacum and Robin Dean.

Mr. Dodd read agency comments into the record. The Department of Public Works had no comments. The Health Department had no objection. The County Council supported the request.

No one spoke in favor of this request and no one was opposed.

Ms. McCulley announced the end of testimony and the Board began their deliberations.

At this time, each Board member explained his decisions regarding the criteria.

After all testimony, Ms. McCulley called for a motion regarding this case. Mr. Foxwell made a motion "to approve this request." Seconded by Mr. Cromwell and unanimously carried.

Case #2400 - Stephen Mullaney, Owner
Steve Whitten, Applicant

To request a variance to the tidewater buffer setback to allow the construction of an extension of existing steps. Property located at 1048 Taylors Island Road and contains 6.58 acres. RR, Rural Residential Zoning District.

Mr. Whitten, Mr. Mullaney, and any other person who would be testifying in this case, were sworn in.

Mr. Dodd read the case and all pertinent information into the record.

Steve Mullaney, 1064 Taylors Island Road, Madison, MD explained to the Board that they would rely on their written responses to the criteria, but would add that he has to raise the house to comply with new floodplain regulations, which means that the steps need to be extended.

Mr. Dodd read agency comments into the record. The Department of Public Works had no comments. The Health Department had no objection. The State Highway Administration had no objection. The Critical Area Commission had no objection to the variance, but suggested mitigation at a ratio of 3:1.

No one spoke in favor of this request and no one was opposed.

Ms. McCulley announced the end of testimony and the Board began their deliberations.

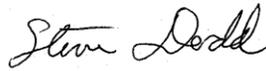
At this time, each Board member explained his decisions regarding the criteria.

After all testimony, Ms. McCulley called for a motion regarding this case. Ms. Hill made a motion “to approve this request with the following stipulation: applicant must mitigate at a ratio of 3:1.” Seconded by Mr. Howard and unanimously carried.

A motion was made by Mr. Howard to approve the minutes of the June 23, 2011 and July 21, 2011 meetings. Seconded by Mr. Cromwell and unanimously carried.

With no further business, a motion was made by Mr. Foxwell to adjourn. Seconded by Mr. Cromwell and unanimously carried. Time of adjournment: 9:20 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Steve Dodd".

Steve Dodd
Executive Secretary