

The Dorchester County Board of Appeals met in regular session on Thursday, January 25, 2013 in Room 110 of the County Office Building at 7:00 PM. Present were Ed Howard, Vice-Chairman, Wendell Foxwell, Catherine McCulley, Chairperson, Elizabeth Hill, Walt Gunby, Attorney, Steve Dodd, Director of Planning, with Merris Hurley recording. Mr. Cromwell was absent.

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 #2434 - Steven and Mary Perna

To request a variance to allow a Temporary Overnight Lodging Unit (TOLU) to be located less than 1000' from a dwelling on a neighboring property. Property located at 2523 Toddville Road and contains .93 acres. RC, Resource Conservation Zoning District.

Mr. and Mrs. Perna, Mr. Harper, Mr. Chitlik, 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.

Steven and Mary Perna, 19912 Bollinger Road, Manchester, Maryland, explained to the Board that they would rely on their written responses to the criteria, but also explained that would plant trees to screen the property from view. They also informed the Board that they cleaned up the property when they bought it. They submitted photographs "before and after" for the Board to examine.

Mr. Gunby and Mr. Dodd read letters from adjoining property owners opposed to this request. The neighbors were: Scott and Valerie Shipley, Emma Powley, Melvin Pritchett and Laurence Chitlik.

Ms. Hill made a motion "to adjourn to seek advice from counsel". Seconded and unanimously carried.

When the Board reconvened, Mr. Dodd read agency comments into the record. The Department of Public Works had no objection. The Health Department had no comment.

No one spoke in favor of this request.

Laurence Chitlik, 2439 Toddville Road, Toddville, Maryland came forward against this request.

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 deny this request." Seconded by Mr. Howard and unanimously carried.

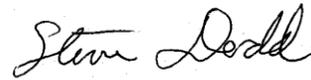
A motion was made by Mr. Foxwell to approve the minutes of the December 13, 2012 meeting. Seconded by Mr. Howard and unanimously carried.

**NEW BUSINESS: ELECTION OF OFFICERS**

A motion was made by Ms. Hill to keep Ms. McCulley as Chair. Seconded by Mr. Howard and unanimously carried. A motion was made by Ms. McCulley to keep Mr. Howard as Vice Chair. Seconded by Ms. Hill and unanimously carried.

With no further business, a motion was made by Mr. Foxwell to adjourn. Seconded by Ms. Hill and unanimously carried. Time of adjournment: 8:10 PM.

Respectfully submitted,

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

Steve Dodd  
Executive Secretary