

The Dorchester County Board of Appeals met in regular session on Thursday, May 19, 2016 in Room 110 of the County Office Building at 7:00 PM. Present were, Elizabeth Hill, Vice Chair, Gordon Hill, Wendell Foxwell, Walt Gunby, Attorney and Rodney Banks, Deputy Director of Planning. Absent were Catherine McCulley, Chair, Dwight Cromwell and Steve Dodd, Director of Planning.

An introduction was made by Vice Chair Hill explaining the procedures of the meeting to the audience. She then asked Mr. Banks to read the first case.

Case # 2592- John Chilimigras

7:00 pm

To request, as a special exception, an accessory structure which will exceed the maximum allowed. Proposed accessory structure measures 40' x 60', 2,400 square feet. There is an existing accessory structure that is +508 sq. ft. The net square footage of the two accessory structures would be greater than the existing main dwelling (2,649 sq. ft.), and greater than 1,600 sq. ft.

Sean Callahan, agent for Mr. Chilimigras, and any other person who would be testifying in this case, were sworn in.

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

Ms. Hill advised Mr. Callahan of his two options, to rely on his written responses to the criteria or comment on the responses. Mr. Callahan advised that he would rely on his written responses and supplement with more information.

Sean Callahan, Lane Engineering, 117 Bay Street, Easton, MD reviewed the application. Mr. Callahan handed out an aerial photo outlining the Chilimigras property. It also shows accessory structures on neighboring properties and the approximate square footage of each. Mr. Callahan noted that these accessory structures are similar in size to the structure Mr. Chilimigras is requesting.

Ms. Hill asked what the accessory structure will be used for. Mr. Callahan advised that the applicant will use it for general storage, and a small boat. Mr. Foxwell asked what it would be made of. Mr. Callahan advised it will be stick built, wood siding and asphalt roof. There will be electricity but no plumbing.

Mr. Callahan advised that the Comprehensive Plan does not specifically address barns but this does not appear to be in conflict with the Plan.

Ms. Hill asked if Mr. Chilimigras had mentioned anything about a home based business being run from the building. Mr. Callahan stated that he had not heard anything about using the building for a business.

Mr. Banks read agency comments into the record. The Health Department had no objection. The Department of Public Works had no comment or objection to the variance. A stormwater management plan and erosion and sediment control plan will need to be submitted for review and approval if the project involves disturbances greater than 5,000 sq. ft. The Planning Commission, based on the information provided, had no objection to the request.

Mr. Hill asked if there are any special codes required for building in the flood plain. Mr. Banks advised there are and this is addressed at the time the building permit is applied for.

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

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

At this time, each Board member explained their decision regarding the criteria.

After all testimony, Ms. Hill called for a motion regarding this case. Mr. Foxwell made a motion "to approve this request with the stipulation that the owner obtain the required permits". Seconded by Mr. Hill and unanimously carried.

A motion was made by Mr. Foxwell to approve the minutes of the February 25, 2016 meeting as amended. Seconded by Mr. Hill and unanimously carried.

With no further business, a motion was made by Mr. Hill to adjourn. Seconded by Mr. Foxwell and unanimously carried. Time of adjournment: 7:45 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rodney Banks", with a large, sweeping flourish extending to the left.

Rodney Banks
Deputy Director