



SOMERSET COUNTY
Board of Zoning Appeals MEETING MINUTES
January 15,2021

The following are the minutes of the Somerset County Board of Zoning Appeals meeting held on the 15th day of January 2021 at 7:30 PM in the meeting room of the Somerset County Commissioners, Room 111, in the Somerset County Office Complex, 11916 Somerset Avenue, Princess Anne, Maryland.

Board Members Present:

Brian Laird - Chairman
Donald Price
Andrew Baines
William Cottman
Paul Emely
Isaac Ballard

Others Present:

Mary Phillips, Zoning Administrator

Chairman Laird opened the Meeting at 7:30 P.M.

Subject of Appeal: VAR 20-1053 Timothy Dyson

VAR 20- 1053: Timothy Dyson, owner of property located at 13310 Fitzbound Rd Princess Anne is shown on Tax Map 8, Grid 4, Parcel 203 in the 5th Election District. The property is zoned AR. The owners have requested a Lot Area Variance per Section 4.9 and Section 11.3 of the Somerset County Zoning Ordinance # 1144.

Testimony:

The Case advertisement was read into the record. The Board determined the exact location of the parcel. Mr. Timothy Dyson was sworn in. Chairman Laird asked Mr. Dyson to express to the board his request. Mr. Dyson explained that he has purchased three parcels on Fitzbound Rd, and he is remodeling the one house and plans to clean up the neighboring lots to sell or build houses. Mr. Dyson explained that he was requesting a lot variance between two parcels.

Chairman Laird asked if anyone in attendance in opposition of the request. No one in attendance.

Findings: SE 20-2513 James B Beauchamp

All Board members have been out to the site.

The Board voted to grant the Variance to reconfigure the lot lines between two items indeed 1071/299.

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Board Vote:

Brian Laird-Yes
Bill Cottman – Yes
Donald Price – Yes
Andrew Baines – Yes
Isaac Ballard- Yes
Paul Emely- Yes

Subject of Appeal: SE 20-2515 Bobby & Kristen Smith

SE 20-2515: Bobby G. Smith and Kristen M. Smith, owners of property located at 5769 Dockside Lane Marion Station and shown on Tax Map 57, Grid 15, Parcel 574, Lot 26 of Cedar Landing Subdivision, Section No 2, 8th Election District and is zoned R1. Owners are requesting a Special Exception for the construction of an Accessory Dwelling Unit to be located on the same lot. The request is per Section 5.7(b)10., and 5.10 of the Somerset County Zoning Ordinance

Testimony:

The case advertisement was read into the record. The Board determined the exact location of the parcel. Mrs. Kristen Smith was sworn in. Chairman Laird asked Mrs. Smith to express to the board her request. Mrs. Smith explained that she is requesting that she be able to place a accessory dwelling on her property to be used as a cottage for her mother. She stated that the cottage would be around eight hundred square feet, and she would follow all the guidelines planning and zoning would have her follow.

Chairman Laird asked if anyone in attendance in opposition of the request. No one in attendance.

The Board voted to grant the Special Exception to place a accessory dwelling on parcel 572.

Board Vote:

Brian Laird-Yes
Bill Cottman – Yes
Donald Price – Yes
Andrew Baines – Yes
Isaac Ballard- Yes
Paul Emely- Yes

Subject of Appeal: SE 20-2516 Kevin & Sandra Smith

SE 20-2516: Kevin Smith & Sandra Smith, owners of property located at 31531 Eden Allen Rd, Eden MD and shown on Tax Map 5, Grid 9, Parcel 52 in the 5th Election District. The property is zoned R3. The owners have requested a Special Exception for the placement of a single wide mobile home. The request is per section 5.7(b)2 and 5.8(g)6ii of the Somerset County Zoning Ordinance.

Testimony:

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The Case advertisement was read into the record. The Board determined the exact location of the parcel. Mr. Kevin Smith was sworn in. Chairman Laird asked Mr. Smith to express to the board his request. Mr. Smith explained that he would like to place a signal wide mobile home on this parcel. He stated that he was looking a placing a 2005 or newer model on the parcel. This would be his residence and would not be rented out to anyone else.

Findings: SE 20-2516 Kevin & Sandra Smith

All Board members have been out to the site.

The Board voted to grant the Special Exception to place a single wide mobile home on parcel 52.

Board Vote:

Brian Laird-Yes
Bill Cottman – Yes
Donald Price – Yes
Andrew Baines – Yes
Isaac Ballard- Yes
Paul Emely- Yes

On a motion made by Chairman Laird and seconded by Mr. Ballard, the Board of Zoning Appeals voted to adjourn the meeting.

The meeting adjourned at 7:55 P.M.

Respectfully Submitted,

Brian Laird /aw

Brian Laird, Chairman/AW