



SOMERSET COUNTY
Board of Zoning Appeals MEETING MINUTES

July 17, 2020

The following are the minutes of the Somerset County Board of Zoning Appeals meeting held on the 17th day of July 2020 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 Specialist

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

Subject of Appeal: VAR 20-1052 Barbara Outten

VAR 20-1052: Barbara Outten, property owner, requests a side setback variance on property located at 26778 Old State Rd and 26762 Old State Rd and shown on Tax Map 64I Grid 20 Parcels 789 and 790 in Lawson's Election District for the purposes of establishing a revised lot line between parcels. Section 6.2a provides side setbacks for structures in R2 Medium Density Residential District to be 8' from the property line. The new Lot line establishes a 1.5' setback on P 789 and a 3.5' setback on P790. Variance request is per 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. Ms. Barbara Outten of 26778 Old State Rd was sworn in. Ms. Outten explained that she had sold the house on parcel 789 and they settled on June 15, 2020, and when she sold that house, she included the garage. Ms. Outten explained that do to the location of the garage she would need a variance. Chairman Laird stated that they would enter the site plan of the property into the record as exhibit 1.

Exhibit 1- Site Plan



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Mrs. Mary Phillips explained to the Board that in the staff report, there was a condition based on approval of the variance. The Condition states;

CONDITIONS:

- 1. Any demolition or of the existing buildings affected by this variance shall void the variance and any new construction shall be in conformance with the zoning code at time of construction**
- 2. Lot Reconfiguration plat shall contain a note reflecting # 1 above**

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

Findings: VAR 20-1052 Barbara Outten

All Board members have been out to the site.

The Board voted to grant the side setback.

Board Vote:

Brian Laird-Yes

Bill Cottman – Yes

Donald Price – Yes

Andrew Baines – Yes

Isaac Ballard- Yes

Paul Emely- Recused himself

Subject of Appeal: FP VAR 2020-1050 Harold Frock representing Swift Farms

FP VAR 2020-1050; Harold Frock representing Swift Farms 29098 Revells Neck Rd, Westover MD 21871, has applied for a **Floodplain Variance** on property located at 29098 Revells Neck Rd. Westover, MD (Tax Map 32 Grid 01 Parcel 164) Owners request a variance from elevation requirements per Ordinance 1084 Section 5.4 (A) for construction of a residential accessory building for vehicle parking and storage in a flood zone with a base flood elevation of 8.0

Testimony:

The Case advertisement was read into the record. The Board determined the exact location of the parcel. Mr. Harold Frock of 29098 Revells Neck Rd was sworn in. Mr. Frock express he is



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requesting to place a 40x55 accessory building for storage of equipment and vehicles on the parcel. Mr. Frock stated there is an existing chicken house there now that he plans on removing and placing this new building in that same foot print with new concrete flooring.

Chairman Laird enter a letter from Maryland Department of the Environment into the record as exhibit 1.

Exhibit 1- Letter from the Maryland Department of the Environment.

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

Findings: FP VAR 2020-1050 Harold Frock representing Swift Farms

All Board members have been out to the site.

The Board voted to grant the request of a variance from elevation requirements.

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 7:46 P.M.

Respectfully Submitted,

Brian Laird, Chairman/AW