

**MINUTES
BOARD OF ZONING APPEALS
CASE A-223**

Mrs. Vickie Watts, Chair of the Board, called the hearing to order at 7:00 p.m. The following Board Members were present: Mrs. Vickie Watts, Mr. Michael Joseck, Ms. Tracy McCoy and Mrs. Diane Barrett. Staff members present were: Tammi Ledley, Zoning Administrator and Lorena Vaccare, Assistant Zoning Administrator. Town Attorney Michelle Ostrander was also present.

Guests present: Council Member Marlene Duff, Carole Hoover, Carolyn Owings, Landy Glenn, Michael Stitche, Susan Stitche and Corinne Sigai.

CASE A-223

On May 29, 2018, the Board of Zoning Appeals heard testimony and received evidence concerning the appeal Case A-223, a request by Horizon Consulting Services, LLC for a change in non-conforming use at 1108 S. Main Street.

After roll call, Mr. Joseck recused himself from voting due to a conflict in interest.

The Board heard a statement by the Zoning Administrator regarding a past Board of Zoning Appeals case hearing in 1997 requesting a conditional use and the rezoning of the property in 2003 with its subsequent categorization as a non-conforming use. The statement conveyed the status of the Carroll County building permit and that the Use and Occupancy Certificate has not yet been issued due to pending inspections. The statement also conveyed Carroll County Department of Planning's comments regarding the case, and confirmed that there is nothing in Town Code to prohibit approval of the change in non-conforming use.

The Appellant, Susan Stitche of Horizon Consulting Services, LLC, gave a brief presentation and explained the reason for the request for approval of the change in non-conforming use. She also stated that the property required many repairs and restoration, internally and externally, with ADA compliance presenting the biggest hurdle. The age of the house also presented a challenge because Mr. and Mrs. Stitche wished to preserve the historic nature of the house and conduct restoration authentic to the period in which it was built. Mrs. Stitche stated that they wish to open a gift shop in the house. Mrs. Watts inquired whether the entire square footage of the house would be used for the proposed gift shop. Mrs. Stitche replied that only the two (2) small front rooms would be used for the gift shop, with the back portion and some of the upstairs of the house used as residential, and a couple of rooms upstairs used as offices. Mr. Stitche estimated 900 - 1000 square feet to be used for the gift shop. Mrs. Watts then inquired about the parking. Mr. Stitche stated there were 25 spaces in the parking lot to the rear of the house, which was determined to be adequate. He further stated that they were installed directional signs for customers to exit the parking lot in the rear to the right and access Shiloh Road rather than drive down the alley to the left (out of respect to the neighbors). Mrs. Stitche stated there would be much less traffic than was experienced when the property was used as a day spa. There were no further questions for the Appellant.

There were no Protestants.

Mrs. Corinne Sigai offered public comment. She stated that the Stitches have rebirthed the house and it looks wonderful.

Mrs. Marlene Duff also offered public comment. She stated that one of the most frustrating things to see on Main Street is vacant buildings and vacant businesses, and she is very pleased that the Stitches have purchased the house, restored it and wish to open the gift shop. She further stated that she saw an old church in Pittsburg that had been repurposed into a craft brewery and that it was a wonderful repurpose for the building. She added that she appreciates what the Stitches are doing with the house and that she believes their business will be great for Main Street. She concluded by stating she is in full support of the change in non-conforming use.

There were no further public comments.

No rebuttals were required.

The Board deliberated on the case. Mrs. Watts initiated discussion and asked if the Board had any questions. Mrs. Barrett stated her support for the business and that it will be great for the revitalized Main Street. There was no further discussion.

Mrs. Barrett made **a motion to approve the change in non-conforming use at 1108 S. Main Street.** Ms. McCoy seconded the motion. The motion passed with three votes for, no votes against, and no abstentions.

Mrs. Ostrander affirmed that the Board's decision was effective immediately but that any party with any standing in the case may file an appeal with the Circuit Court of Maryland within 30 days.

Ms. McCoy made **a motion to adjourn the hearing.** Mrs. Barrett seconded the motion. The motion passed with three votes for, no votes against and no abstentions.

Submitted by:

Approved by:

Lorena Vaccare
Assistant Zoning Administrator

Vickie Watts
Chair