

**MINUTES  
BOARD OF ZONING APPEALS  
CASE A-225**

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

Guests present: Michelle Long, Holly Oertel, Angela Harns, Council Member Jim Roark, Planning and Zoning Commission Member Steve Rogers, Missy Emig, Ralph Emig, Olivia Garey and Peter Garey.

**CASE A-225**

On March 26, 2019, the Board of Zoning Appeals heard testimony and received evidence concerning the appeal Case A-225, a request by Michelle Long of Daughter's Café for a Conditional Use to operate a full service restaurant at 1005 S. Main Street.

The Board heard a statement by the Zoning Administrator regarding the current and past usage of the subject property. The statement conveyed the zoning classification of the property as Local Business and that per the Town Code a Conditional Use for a restaurant may be granted by the Board. The statement also conveyed that Carroll County Department of Planning did not have any comments regarding the case, and confirmed that there is nothing in Town Code to prohibit approval of the Conditional Use.

The Appellant, Michelle Long of Daughter's Café, gave a brief presentation regarding her proposed use of the property as a restaurant. Mrs. Vaccare inquired whether the focus of the restaurant would be breakfast only to which Ms. Long replied that she would offer breakfast and lunch with a buffet. Mrs. Vaccare asked what hours Ms. Long proposed to which Ms. Long replied that she would be open 6:00 a.m. to 2:00 p.m. Tuesday through Saturday, and possibly Sunday. Mr. Joseck inquired if there were any additional remodeling changes; Ms. Long stated that there were not. Mrs. Vaccare asked if Ms. Long had received her Use and Occupancy Certificate from Carroll County Bureau of Permits; Ms. Long replied that she was still working on that and needed to meet with a representative from the Health Department. Ms. McCoy requested clarification on the location of the suite within the business center for the proposed restaurant; clarification was provided. Ms. McCoy asked how many seats would be installed to which Ms. Long replied that there would be ten (10) seats. Ms. McCoy asked Ms. Long if she was going to provide carry-out; Ms. Long answered that yes, she would. There were no further questions for the Appellant.

There were no Protestants.

There were no public comments.

No rebuttals were required.

The Board deliberated on the case. Discussion ensued regarding parking; it was determined that with fifteen (15) dedicated spaces for the business center and available on-street parking there

was adequate parking for the proposed 1,000 square foot restaurant. There was no further discussion.

Ms. Barrett made **a motion to approve the Conditional Use to operate a full service restaurant on the premises at 1005 S. Main Street.** Mr. Joseck seconded the motion. The motion passed with three votes for, no votes against, and no abstentions.

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

Submitted by:

Approved by:

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Lorena Vaccare  
Assistant Zoning Administrator

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Michael Joseck  
Vice Chair