

**MINUTES
BOARD OF ZONING APPEALS
CASE A-229**

Mrs. Vickie Watts, Chair of the Board, called the hearing to order at 7:00 p.m. Board Members present were Mrs. Vickie Watts and Ms. Tracy McCoy. Board Member Mr. Michael Joseck had recused himself from this case due to a conflict in interest. Staff members present were Tammi Ledley, Zoning Administrator and Jim Roark, Assistant Zoning Administrator.

Guests present were Susan Stitcher and Brent Goretsas.

CASE A-229

On May 24, 2021, the Board of Zoning Appeals heard testimony and received evidence concerning Case A-229, a request by Horizon Consulting Services, LLC for an expansion of a non-conforming use at 1108 S. Main Street.

The Board heard a statement by the Assistant Zoning Administrator regarding the zoning history of the property, including the change in non-conforming use granted to Horizon Consulting Services, LLC in 2018, along with the specifications of the proposed garage. The statement addressed the Town Code requirement that any new non-conforming structure could not be greater than 35% of those existing buildings, structures, parcels, lots or tracts of land devoted to a nonconforming use. The statement also conveyed that Price Wagoner, Carroll County's Department of Planning liaison to the Town of Hampstead, had reviewed the case and did not have any objections to the expansion of the non-conforming use. Lastly, the statement explained that should the Board of Zoning Appeals grant the expansion of the non-conforming use at 1108 S. Main Street, the plan would have to be reviewed and approved by the Hampstead Planning and Zoning Commission. It was also noted that the applicants would also be requesting a reduction in the number of off street parking spaces required by the Town Code, which the Commission has the authority to do in the Main Street Revitalization Area.

The Appellant, Susan Stitcher of Horizon Consulting Services, LLC, gave a brief presentation and explained that the expansion of the non-conforming use and the addition of the garage would allow her business to house and sell larger pieces of merchandise. Mrs. Watts inquired whether the garage would be used just to store the larger pieces or whether customers would visit the garage to see and purchase the pieces. Mrs. Stitcher replied that customers would be visiting the garage to see and purchase merchandise, but that the garage would not be open at all times, only on a limited basis. Ms. McCoy inquired whether the furniture to be sold from the garage would be new furniture or refinished furniture. Mrs. Stitcher replied that most of the furniture sold in the garage would be "recycled" or "up cycled" furniture having been repainted using the Dixie Bell Paint line that Manor of Thyme currently sells. Ms. McCoy asked whether the painting of the pieces would be taking place in the garage, to which Mrs. Stitcher replied that the painting could take place anywhere that was convenient at the time. These places could include the garage, inside the existing store, on the porch or at Mrs. Stitcher's residence. Mrs. Stitcher also included that the painting, if being done in the garage, would not take place during hours the garage was open for sales unless for a demonstration. Ms. McCoy inquired whether any of the chemicals or paints used, needed to be handled or stored in any specific manner due to any harmful contaminants. Mrs. Stitcher replied that the paints were environmentally friendly and most of the paints are water based. Ms. McCoy asked whether she was correct in assuming that

the main reason for the garage was use as a showroom for large pieces of furniture. Mrs. Stitcher replied that she was correct and the additional space the garage would provide would allow her business to expand and sell additional furniture that would not fit in the store. 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. Mrs. Watts initiated discussion and stated that she has seen the property and her only question was what the structure would be used for. Mrs. Watts also stated that she had no problem with the use of the building and the expansion of the non-conforming use. Ms. McCoy stated she was in agreement with Mrs. Watts. There was no further discussion.

Mrs. Watts made **a motion to grant the request by Horizon Consulting Services for an expansion in non-conforming use at 1108 S. Main Street.** Ms. McCoy seconded the motion. The motion passed with two votes for, no votes against, and no abstentions.

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

Submitted by:

Approved by:

Jim Roark
Assistant Zoning Administrator

Vickie Watts
Chair