

**MINUTES  
BOARD OF ZONING APPEALS  
CASE A-231**

Mrs. Vickie Watts, Chair of the Board, called the hearing to order at 7:11 p.m. Board Members present were Mrs. Vickie Watts and Mr. Michael Joseck. Board Member Ms. Tracy McCoy was absent. Staff member present was Jim Roark, Assistant Zoning Administrator.

Guests present were Ed Barber, Victoria Isaac, Ken Wright and Mike Illiano.

**CASE A-231**

On August 24, 2021, the Board of Zoning Appeals heard testimony and received evidence concerning Case A-231, a request by Kenneth B. Wright for a variance reducing the required side yard setback at 1214 N. Main Street.

The Board heard a statement from the Assistant Zoning Administrator regarding the details of the case. Mr. Roark stated that the owner of this parcel would like to construct a 40' x 60' pole building on the property. The statement continued that in the General Business District, the Town Code requires a side yard setback of 10 feet, unless it is adjoining any residential district. If that is the case, the required side yard setback is 25 feet. The lot that Mr. Wright's property adjoins, which is owned by Alford Properties, LLC is zoned R-7,500 Residential. Mr. Roark explained that the existing 40' x 60' pole building on the Alford property is on a residential lot and the required side yard setback is 10 feet, regardless of the zoning of the adjoining property. The simplified site plan for Mr. Wright's building were drawn with a 16' setback. Mr. Wright is requesting a reduction in the side yard setback from 25' to 16' at 1214 N. Main Street (Rear). 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 variance reducing the side yard setback. Lastly, the statement explained that should the Board of Zoning Appeals grant the variance reducing the required side yard setback at 1214 N. Main Street, the plan would have to be reviewed and approved by the Hampstead Planning and Zoning Commission.

The Appellant, Ken Wright, Vice President of Towne Pride Interiors, explained in his presentation that the 9' variance would help with grading the property. With the variance they would not have to bring in any dirt from off site, they could simply move dirt from one corner to the opposite corner to make the site level. Mr. Wright stated the pole building would be identical to the pole building on the Alford property and would have the same front lot setback. Mrs. Watts inquired about the driveway to the building and Mr. Wright replied that it would be slightly curved and showed it to Mrs. Watts on the site plan.

There were no Protestants.

During Public Comment, Mr. Roark stated that he had received a phone call from Stu Alford, the owner of the Alford Property. Mr. Alford stated that he would be unable to attend the meeting, but wanted the Board to know he was in favor of the reduced setback and in favor of allowing Mr. Wright to build his building as presented on the site plan.

No rebuttals were required.

The Board deliberated on the case. Mrs. Watts initiated discussion and stated that she has seen the property and that she was impressed with the fact that Mr. Wright wanted to line his building up with the Alford building and use the same colors to almost create twins. Mr. Joseck added that he was also impressed with the layout, and that was very nice of Mr. Alford to reach out with his comments supporting the variance. Mrs. Watts added that she liked the fact that granting the variance would mean less digging and less disturbance of the property.

Mrs. Watts made **a motion to grant the request by Kenneth B. Wright for a variance reducing the required side yard setback at 1214 N. Main Street.** Mr. Joseck 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.** Mr. Joseck seconded the motion. The motion passed with two votes for, no votes against and no abstentions.

Submitted by:

Approved by:

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Jim Roark  
Assistant Zoning Administrator

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Vickie Watts  
Chair