

Submitted as Applicant's Exhibit No. 3 was a printout of the minimum road standards dated 5/21/2005. The special exception request was modified by Mr. Mark Cropper down to one house on lot B1 only. Submitted as protestants exhibit 1 was a binder of information and photographs of the access easement. Following the discussion, it was moved by Mr. Dypsky to approve, seconded by Mr. Purcell. A vote was taken, in favor of the application was: Mr. Purcell, Mr. Dypsky and Mr. Purnell. Against the application was Mr. Babcock, Mr. Green and Mr. Fykes. Failure to obtain an affirmative vote resulted in a denial. The hearing ended at 8:37 PM.

The public hearing commenced at 8:38 PM on **Case No. 21-25**, on the lands of Martha's Landing, LLC, on the application of Mark Cropper, Esq., requesting a special exception to increase the height, but not the number of floors, of a commercial building by an additional 8.25 feet for a total of 63 feet for an existing boat storage building and a special exception to increase the height, but not the number of floors, of a commercial building to 73 feet for a proposed boat service building in the R-3 Multi-family Residential District, pursuant to sections ZS 1-115(c)(3), ZS 1-204(d), ZS 1-319(c)(4) ZS 1-319(g) of the 1978 Zoning Code and Subdivision Article and ZS 1-116(c)(3), located at 12813 Sunset Avenue, approximately 330 feet east of Golf Course Road, Tax Map 27, Parcel 487, Lots D & E, of the John's Landing Planned Unit Development in the Tenth Tax District of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Roy Gadowski, Brian Tinkler, John Duffie and Steve Engel. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a large format proposed site plan. Submitted as Applicant's Exhibit No. 2 was a large format close up of proposed area. Submitted as Applicant's Exhibit No.3 was a poster board labeled View A – showing the proposed building with a large boat in the door. Submitted as Applicant's Exhibit No. 4 was a poster board labeled View B showing the back side of the proposed building. Submitted as Applicant's Exhibit No. 5 was a photo board of various boats. Submitted as Applicant's Exhibit No. 6 was the opinion for BZA case 65407. Submitted as Applicant's Exhibit No. 7 was the opinion for BZA case 18-10. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Purnell and carried unanimously to grant the special exception as requested. The hearing ended at 8:56 PM.

Administrative Matters

With no further business before the Board, the meeting was adjourned at 9:00 PM.

Respectfully submitted,



Cathy Zirkle
DRP Specialist II