

City of Cambridge

Department of Public Works
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Board of Zoning Appeals Minutes January 24, 2017

The Board of Zoning Appeals for the City of Cambridge met at 6:00 p.m. on Tuesday, January 24, 2017 in the City Council Chambers located at 305 Gay Street, Cambridge, Maryland.

Board Members in Attendance: Chair, Brian Manning; Vice-Chair, Gloria Cornish; William Clyde,

Other representatives in Attendance: Rob Collison, City Attorney; LaSara Kinser, Planning and Zoning Assistant

Mr. Manning opened the meeting and conducted a roll-call. There were no amendments to the agenda. Mr. Manning then issued a welcome, explained the order of the proceedings, and swore in those wishing to testify.

Regular Business:

BoA #2017-003, 403 Aurora St., Special Exception. Marine Repair.

Due to an injury, the applicant was unable to make the December meeting when the case was originally scheduled and the case was tabled until the present meeting. Staff gave a brief report on the history of the case, associated text amendment, and the recommendation of the Planning and Zoning Commission. Mr. Dennis Elzey, property owner represented the request for a special exception to allow the operation of a marine repair business at the site. The Board asked Mr. Elzey questions regarding the condition of the site, the city noise ordinance requirements, his past business experience, and the proposed future business growth.

Mr. George Briggs, President of the Deep Harbor Home Owners Association and adjacent property resident gave public comment, asking questions of Mr. Elzey regarding the operations of the business, the number of boats serviced per year, the transportation of boats to the shop, potential fumes and remediation of said fumes, storage of boats on the site, construction debris, and fence materials/location.

Mr. Andrew Schneider, adjacent property resident, asked Mr. Elzey a question regarding the potential for overspray.

Mr. Collision asked questions of the applicant and public regarding the distance of the business from the outdoor pool at the adjacent property and the noise level predicted.

There was minimal discussion by the board, mostly regarding the hours of operation, after the public session was closed.

Ms. Cornish made a motion to accept the application as proposed, with the conditions that the hours of operation be 8 am-5pm on weekdays, adherence to any requirements of the city noise ordinance, and that the property be properly screened. Mr. Clyde seconded the motion and it passed unanimously.

Elections

Mr. Clyde made a motion to elect Mr. Brooks as Chair. Mr. Brooks was not able to be present for the meeting, however, he did communicate via email that should he be nominated he would accept the position. Ms. Cornish seconded the motion and it passed unanimously.

Ms. Cornish made a motion to elect Mr. Brian as Vice Chair. Mr. Clyde seconded the motion and it passed unanimously.

Ms. Cornish submitted a letter of resignation from the Board, effective January 25, 2017.

Motion to adjourn

Mr. Manning asked for a motion to adjourn the meeting. Mr. Clyde made a motion to close the meeting. Ms. Cornish seconded the motion. All approved and carried. The meeting adjourned at 6:45pm.

Respectfully submitted,
LaSara Kinser, Planning and Zoning Assistant

Signature: _____
Brian Manning
Chairman, Board of Zoning Appeals

Date: _____