

**LAYTONSVILLE BOARD OF APPEALS  
MEETING MINUTES  
December 5, 2011 – 7:30 p.m.**

**Roll Call:**

A meeting of the Laytonsville Board of Appeals was called to order by the Chair, Jake Cecere, at 7:30 p.m. Board Members Hewitt, Sladki, and Foster were present as well as Alternate Member Whittington.

**Guest:**

Boyland Electric, Inc. (Mr. and Mrs. Boyland, and Mr. Guenterberg (owner of property located at 21516 Laytonsville Road, Laytonsville, MD 20882).

**Minutes**

Chair Cecere submitted the minutes for the meeting of November 7, 2011. A motion to accept the minutes was proposed by Chair Cecere and was seconded by Member Sladki. The motion was passed unanimously and the minutes approved.

**Hearing**

This was a joint Hearing conducted by the Board of Appeals and the Planning Commission of the Town of Laytonsville to discuss the Special Exception application submitted by Boyland Electric, Inc. for the property located at 21516 Laytonsville Road, Laytonsville, MD. The minutes for the Planning Commission are recorded separately.

All persons providing testimony were sworn in.

Chair Cecere opened the hearing for the Special Exception application (SE-01-11) submitted by Mr. and Mrs. Doug Boyland to request the use of the property as a commercial establishment.

Mr. Guenterberg, owner of the property, provided a brief summary of the purpose of his attendance. He wanted to sell the property to Mr. Boyland.

Mr. and Mrs. Boyland (President and Vice President) of Boyland Electric, Inc. located at 7513 Creamery Road, Laytonsville, MD 20882, provided a brief summary of the purpose of their attendance. They were interested in expanding their business currently located in their home to the subject property. The intent of the business would be the following:

- Electrical contracting;
- Building to be used for storage of equipment and one office;
- No commercial vehicles will be parked during the night;
- Operating from 6:30 a.m. – 5:00 p.m.;
- No estimated number of patrons since they are not a retail business;

- Minimal number of UPS and FEDEX deliveries; during the winter season may be larger deliveries for generators and materials;
- Deliveries made 1-2 times a month which do include tractor trailers;
- Business may be growing to include one to two additional employees.

Boyland Electric, Inc. has been in business for over twenty years.

Mr. Boyland indicated that he wanted to provide screening (which included a fence and trees), and better lighting. No plans were submitted with the application.

Mr. Eric Mason (speaking on behalf of Ms. Olga Danchenko), and Ms. Danchenko currently residing at 21520 Laytonsville, Road, Laytonsville, MD, indicated the following concerns:

- Possible noise due to deliveries;
- Possible safety concerns for young child;
- Type of fencing and lighting to be erected.

Ms. Sheree Wenger of the Historical District Commission of Laytonsville provided guidelines which would be acceptable to the Commission regarding the fencing, and indicated that the Commission would be favorable to a new business inhabiting the building.

Ms. Margaret Pollock, 21517 Laytonsville Road, Laytonsville, MD, indicated that she would be in favor of an exception for Boyland Electric, Inc. since the Boylands had roots in Laytonsville.

Mr. Neal Bataller, 21513 Laytonsville Road, Laytonsville, MD, indicated that he would be in favor of an exception for Boyland Electric, Inc.

A motion to close the discussion regarding Special Exception application (SE-01-11) was made by Member Sladki and seconded by Member Foster, the motion was carried unanimously.

### **New Business**

Member Sladki requested that Boyland Electric, Inc. be requested to submit plans on potential fencing, lighting, and landscaping options for the property located at 21516 Laytonsville Road, Laytonsville, MD 20882.

Chair Cecere recommended that a special meeting of the Board of Appeals be held on December 21 at which time the plans for fencing, light, and landscaping from Boyland Electric, Inc. could be reviewed as well as information regarding ingress and egress to the property. The plans should be submitted by December 19, 2011.

Chair Cecere proposed a motion that the decision regarding the Special Exception for Boyland Electric, Inc. be tabled until the special meeting of the Board scheduled for December 21, 2011. The motion was seconded by Member Foster, and was carried unanimously.

**Old Business**

None.

**Adjourn**

There being no further business, motion to adjourn made by Chair Cecere and passed unanimously. The meeting adjourned at approximately 8:45 p.m.

Respectively submitted

Nadine Tarwater