

## **LAYTONSVILLE BOARD OF APPEALS**

### **MEETING MINUTES**

**March 6, 2017 – 7:30 p.m.**

#### **Roll Call**

A meeting of the Laytonsville Board of Appeals was called to order by Chair Cecere at 7:34 p.m. Board Members Foster and Seebold were present. Member Whittington was absent.

#### **Guests**

Mr. J. Pawulak, Mr. W. Fitts, and Mr. C. Hendricks were in attendance.

#### **Minutes**

The minutes of the Board meeting held on February 6, 2017, were submitted. Member Foster made a motion to accept the minutes, which was seconded by Member Seebold. The minutes were approved unanimously.

#### **Old Business**

St. Bartholomew's request for a variance application which contains proposed changes.

#### **Hearing**

This was a Hearing conducted by the Board of Appeals of the Town of Laytonsville to discuss the Application Variance (D-116), submitted by St. Bartholomew's Church, 21611 Laytonsville Road, Laytonsville, Maryland 20882.

The Chair swore in all persons providing testimony.

The Chair opened the Hearing for the Variance (D-116) submitted by St. Bartholomew's Church and requested all persons giving testimony to address the Board.

Messrs. Pawulak, Fitts, and Hendricks addressed the Board providing an updated drawing of the parking spaces, including routes of entry and exit, a new walkway, loading zone, and van accessible parking. A letter from Mr. Fitts indicating that a meeting was held with Captain Robert Hough of the Laytonsville Volunteer Fire Department on March 5, 2017, was also included as previously requested by the Board. The Board had requested confirmation from the Fire Department regarding any potential difficulties that might be experienced by the Fire Department because of the increased allocation of new parking spaces.

The discussion included the actual measurements of the spaces, the reduction of parking spaces against the Church wall, and the amount of clearance. It was mentioned that Mayor Ruspi had concerns regarding the impact the new configuration might have on existing trees on the Church's lot. Member Foster provided suggestions and information regarding preventative measures to protect the trees. The discussion also focused on restoration of the site once the paving had taken place to include grading, sodding, and correction of any disturbed area. The Board also asked that no equipment be placed on Town property.

Other issues discussed included the practicality of handicap spaces as well as potential drainage problems for the Town Hall. The Chair also raised his concerns regarding the interpretation of the variance and whether the Town attorney should be consulted.

It was agreed that only two parking spaces would be placed on the south side of the Church, each providing 180 square feet of space as required by the Town's zoning code. The Church would also ensure that some of the existing pavement would be leveled so as not to have higher pavement up the side of the building.

Chair Cecere proposed a motion to approve Variance D-116 for St. Batholomew's Church as presented in Exhibit 1 and in accordance with the Town Council's Zoning Ordinance, Section 117. Member Seibold seconded the motion. Motion passed unanimously.

**New Business**

None.

**Adjourn**

There being no further business, Member Foster made a motion to end the meeting. The motion was seconded by Member Seibold and passed unanimously. The meeting adjourned at 8:25 p.m. The next Board meeting will be held on April 3, 2017.

Respectively submitted,

Nadine Tarwater