

1. Agenda 06 16 2020

Documents:

[ADMINISTRATIVE ADJUSTMENT AGENDA JUNE 2020.PDF](#)

2. Application For Administrative Adjustment 20-01

Documents:

[APPLICATION FOR ADMINISTRATIVE ADJUSTMENT 20-01.PDF](#)

3. Administrative-Adjustment 20-02-Application For BP-19-1805

Documents:

[ADMINISTRATIVE-ADJUSTMENT 20-02-APPLICATION FOR BP-19-1805.PDF](#)



ADMINISTRATIVE ADJUSTMENT HEARING AGENDA

Tuesday, June 16, 2020, at 6 PM

Virtual Meeting:

www.facebook.com/WestminsterMD

www.WestminsterMD.gov

I. Call to Order

Statement of Authority. Pursuant to Maryland Code Annotated, Land Use Article, Division 1, Single Jurisdiction Planning and Zoning, Title 4, Zoning, Subtitle 2, Designation and Adoption, Section 4-205 and the City of Westminster Zoning Ordinance Section 164-158.1 A. (1), the Planning Director is authorized to grant administrative adjustments from certain requirements of the Zoning Ordinance. The Planning Director may grant an administrative adjustment in cases where the strict compliance with the requirements of this chapter would result in practical difficulty or unreasonable hardship which has not been caused by the applicant.

II. Public Hearings

CASE NO: 20-01

An application by Family and Children's Services of Central Maryland (Applicant), the contract purchaser, requesting approval of an Administrative Adjustment to the parking requirements of Zoning Ordinance Section 164-208 A. (4) and Section 164-45.21 D. (2). The expansion to the uses at 7 Schoolhouse Avenue requires 42 parking spaces and 35 parking spaces are proposed. The Applicant also is seeking an Administrative Adjustment from Zoning Ordinance Section 164-113 Location and landscaping which requires three shade trees, the plan only provides two shade trees.

CASE NO: 20-02

An application by The Celebration Temple of God, the property owner, is requesting approval of an Administrative Adjustment to the setback requirements of Zoning Ordinance Section 164-147 (A). The Administrative Adjustment will be to allow for a storage shed in a side yard.

III. Adjournment

Application for Administrative Adjustment

PAGE 1

CITY OF WESTMINSTER, MARYLAND

Application for Hearing

In accordance with the provisions of Chapter 164-Zoning of the Westminster City Code, application is made for administrative adjustment to the Director of Planning and Public Works as follows:

APPLICANT: Family and Children's Services of Central Maryland PHONE: (410) 6699000

APPLICANT ADDRESS: 4623 Falls Road, Baltimore, MD 21209

OWNER (if other than applicant): 7 SchoolHouse Avenue, Westminster, MD 21157

OWNER ADDRESS: 7 SchoolHouse Avenue, Westminster, MD 21157

SUBJECT PROPERTY ADDRESS: 7 SchoolHouse Avenue, Westminster, MD 21157

PROPERTY IDENTIFICATION: MAP 0102 PARCEL 1588 LIBER _____ FOLIO _____

Nature of Request

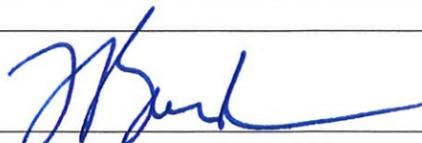
Current Zoning Of Property: CN Overlay Zone Zoning Ordinance Basis of Request: § _____

Current Use of Property: Senior affordable rental housing, medical adult day care Acreage of Property: 1.16 ac

The applicant requests the following adjustment(s) as marked:

- Local Height Requirements
- Local Setback Requirements
- Local Bulk Requirements
- Local Parking Requirements
- Local Loading Requirements
- Local Area Requirements
- Local Dimensional Requirements

Description of Request in Detail: Two Administrative Adjustments are requested. (1) Section 164-208 A(4) and Section 164-45.21 D (2) require 42 parking spaces, but only 35 are provided. (2) Section 164-113 requires three shade trees in the parking landscape island, but only two shade trees are provided.



Signature of Applicant

5/27/2020

Date

Application for Administrative Adjustment
CITY OF WESTMINSTER, MARYLAND

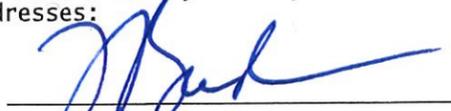
PAGE 2

APPLICANT: Family and Children's Services of Central Maryland

ADJOINING (CONTIGUOUS) PROPERTY OWNERS:
(Including adjacent property owners on opposite side of streets or roads)

- | | |
|--|--|
| Name: <u>Shogers Properties, Inc.</u>
Address: <u>2129 Gablehammer Rd.</u>
<u>Westminster, MD</u>
<u>21157</u> | Name: <u>Anna Lamont</u>
Address: <u>165 Pennsylvania Ave.</u>
<u>Westminster, MD</u>
<u>21157</u> |
| Name: <u>Davis Associates Properties</u>
Address: <u>175 Federal Ann Court</u>
<u>Westminster, MD</u>
<u>21157</u> | Name: <u>Jeffrey W. Steadings</u>
Address: <u>1040 Cobl Spring Dr.</u>
<u>Westminster, MD</u>
<u>21157</u> |
| Name: <u>George T. + Marjorie A. Bachman</u>
Address: <u>71 Pennsylvania Ave.</u>
<u>Westminster, MD</u>
<u>21157</u> | Name: <u>Brian D. + Beverly A. Wladkowski</u>
Address: <u>900 Stone Road</u>
<u>Westminster, MD</u>
<u>21158</u> |
| Name: <u>Robert R. + Pamela A. Goodman</u>
Address: <u>156 W. Main St.</u>
<u>Westminster, MD</u>
<u>21157</u> | Name: <u>Gary M. + Lisa M. Shank</u>
Address: <u>767 Pennsylvania Ave.</u>
<u>Westminster, MD</u>
<u>21157</u> |
| Name: <u>Winfield Management</u>
Address: <u>1706 Sams Creek Rd.</u>
<u>Westminster, MD</u>
<u>21157</u> | Name: <u>West Main Street Westminster, LLC</u>
Address: <u>151 W. Main Street</u>
<u>Westminster, MD</u>
<u>21157</u> |

I understand that the above information is required for the processing of my case and I hereby certify the list of contiguous property owners and their addresses:



Signature of Applicant

5/27/2020

Date

Case Number Assigned: # _____	Date Filed: _____/_____/_____
Date of Hearing: _____/_____/_____	Application Fee Received: _____
Newspaper Advertisement: _____	Decision: _____
Property Posted: _____	Date Decision Rendered: _____/_____/_____
Zoning Certificate Number: # _____	

Application for Administrative Adjustment

PAGE 2

CITY OF WESTMINSTER, MARYLAND

APPLICANT: Family and Children's Services of Central Maryland

ADJOINING (CONTIGUOUS) PROPERTY OWNERS:

(Including adjacent property owners on opposite side of streets or roads)

Name: William A. + Renee H. Kuhn
Address: 176 W. Main St.
Westminster, MD
21157

Name: Matthew Duffy + Terilyn Mitrenga
Address: 13300 Sherwood Forest Dr.
Silver Spring, MD
20904

Name: BJ Properties, LLC
Address: PO Box 2165
Westminster, MD

Name: William A. Gibson
Address: 168 W. Main Street
Westminster, MD

Name: Stephen P. Deluca + Sarah C. Abel-Deluca
Address: 180 W. Main Street
Westminster, MD
21157

Name: Michael J. Kicinski + Margaret Salkay
Address: 172 W. Main Street
Westminster, MD 21157

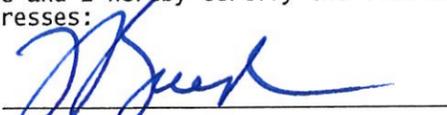
Name: Anca Izabel Gallier + Joseph M. Gallier
Address: 10 Union Street
Westminster, MD
21157

Name: Katie L. Staub + Joseph Paciella
Address: 174 W. Main Street
Westminster, MD 21157

Name: Katherine E. + Robert J. Henderson
Address: 12 Union Street
Westminster, MD
21157

Name: Union Street Methodist Church
Address: 12 Union Street
Westminster, MD
21157

I understand that the above information is required for the processing of my case and I hereby certify the list of contiguous property owners and their addresses:



Signature of Applicant

5/27/2020

Date

Case Number Assigned: # _____	Date Filed: ____/____/____
Date of Hearing: ____/____/____	Application Fee Received: _____
Newspaper Advertisement: _____	Decision: _____
Property Posted: _____	Date Decision Rendered: ____/____/____
Zoning Certificate Number: # _____	

Application for Administrative Adjustment
CITY OF WESTMINSTER, MARYLAND

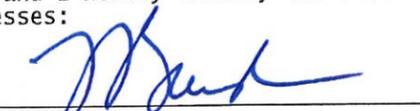
PAGE 2

APPLICANT: Family and Children's Services of Central Maryland

ADJOINING (CONTIGUOUS) PROPERTY OWNERS:
(Including adjacent property owners on opposite side of streets or roads)

Name: <u>Sambrom, LLC</u>	Name: _____
Address: <u>Le Royal Forest Court</u>	Address: _____
<u>Silver Spring, MD</u>	_____
<u>209104</u>	_____
Name: _____	Name: _____
Address: _____	Address: _____
_____	_____
Name: _____	Name: _____
Address: _____	Address: _____
_____	_____
Name: _____	Name: _____
Address: _____	Address: _____
_____	_____
Name: _____	Name: _____
Address: _____	Address: _____
_____	_____

I understand that the above information is required for the processing of my case and I hereby certify the list of contiguous property owners and their addresses:



Signature of Applicant

5/27/2020

Date

Case Number Assigned: # _____	Date Filed: ____/____/____
Date of Hearing: ____/____/____	Application Fee Received: _____
Newspaper Advertisement: _____	Decision: _____
Property Posted: _____	Date Decision Rendered: ____/____/____
Zoning Certificate Number: # _____	

Zoning Application Number: _____

Application for Administrative Adjustment

PAGE 1

CITY OF WESTMINSTER, MARYLAND

Application for Hearing

In accordance with the provisions of Chapter 164-Zoning of the Westminster City Code, application is made for administrative adjustment to the Director of Planning and Public Works as follows:

APPLICANT: Terrice Stevens PHONE: (410) 409 7293

APPLICANT ADDRESS: 61 Madison Street, Westminster, MD 21157

OWNER (if other than applicant): Celebration Temple of God Inc.

OWNER ADDRESS: 67 Madison Street, Westminster MD 21157

SUBJECT PROPERTY ADDRESS: 67 Madison Street, Westminster MD 21157

PROPERTY IDENTIFICATION: MAP 104 PARCEL 422 LIBER _____ FOLIO _____

Nature of Request

Current Zoning Of Property: _____ Zoning Ordinance Basis of Request: § _____

Current Use of Property: _____ Acreage of Property: _____

The applicant requests the following adjustment(s) as marked:

- Local Height Requirements
- Local Setback Requirements
- Local Bulk Requirements
- Local Parking Requirements
- Local Loading Requirements
- Local Area Requirements
- Local Dimensional Requirements

Description of Request in Detail: The Celebration Temple of God does not have a back yard.

Terrice Stevens
Signature of Applicant

05/06/2020
Date

Continued on Page Two →

Application for Administrative Adjustment

PAGE 2

CITY OF WESTMINSTER, MARYLAND

APPLICANT: TERRICE STEVENS

ADJOINING (CONTIGUOUS) PROPERTY OWNERS:

(Including adjacent property owners on opposite side of streets or roads)

Name: Paul J. Wilhelm
Penny A. Wilhelm
Address: 140 Westminister Ave
Westminister MD 21151

Name: _____
Address: _____

Name: Randy C. Green Jr
Address: 21 East George Street
Westminister MD 21151

Name: _____
Address: _____

I understand that the above information is required for the processing of my case and I hereby certify the list of contiguous property owners and their addresses:

Terrice Stevens
Signature of Applicant

05/06/2020
Date

Case Number Assigned: # _____
Date of Hearing: _____
Newspaper Advertisement: _____
Property Posted: _____
Zoning Certificate Number: # _____

Date Filed: _____
Application Fee Received: _____
Decision: _____
Date Decision Rendered: _____