



**CITY OF WESTMINSTER
BOARD OF ZONING APPEALS
MEETING SUMMARY**

**Tuesday, January 8, 2019, at 6 PM
City Hall, 1838 Emerald Hill Lane**

A meeting of the Westminster Board of Zoning Appeals was held at City Hall, 1838 Emerald Hill Lane in Westminster, Maryland, 21157, on January 8, 2019, at 6 PM.

Chair Ed Cramer, Vice-Chair Larry Berent, and Board Member Ken Bonner were present. Board Attorney Eric Blitz was present. City staff Andrew Gray and Bill Mackey were present. Ms. Tierney Dedmon of Al Betz & Associates, Inc. was present.

Michael Brecker and Luke Brecker were present.

At 6:00 PM, Chair Cramer called the meeting to order. Board Member Bonner moved to approve the meeting summary of December 4, 2018. Vice-Chair Berent seconded. The motion passed.

Chair Cramer opened the public hearing for Case #18-06. The Chair stated the purpose of the hearing and read the title into the record. The Chair swore in all parties who wished to testify. Mr. Gray summarized the main points in the staff memo, dated November 30, 2018, with a staff recommendation that the Board of Zoning Appeals carefully consider approval of the proposed Special Exception. Mr. Brecker gave a brief history of the property and the proposed project. He mentioned the use of the blue accessory building to the rear of the property. Mr. Brecker also testified to the criteria for determination. Vice-Chair Berent asked Mr. Brecker about the minimum livability code. Mr. Brecker testified that all changes would meet the minimum livability code.

Board Member Bonner made a motion to approve the special exception for the two proposed conversion dwellings with the condition that the project meets the livability code for both floors. Vice-Chair Berent seconded. The motion passed 3-0.

Chair Cramer made a motion to adjourn. The Board adjourned at 6:35 PM.

Edward Cramer, Chair
Westminster Board of Zoning Appeals