



## **BOARD OF ZONING APPEALS MEETING SUMMARY**

**Tuesday, February 1, 2022, at 6 PM**

Virtual Meeting via Zoom and broadcasted live on the City YouTube Channel  
Westminster, Maryland 21157

A meeting of the Westminster Board of Zoning Appeals was held virtually via Zoom and broadcasted live on the City YouTube Channel, on February 1, 2022, at 6 PM.

Chair Ed Cramer, Vice-Chair Larry Berent, and Board Member Brenda Frazier were present. Also, in attendance was Board Attorney Karen Ruff. City staff member Andrew Gray was also in attendance.

The following members of the public were present at the meeting: Obiora Chukwunwendu Don.

At 6:00 PM, Chair Cramer called the meeting to order.

Chair Cramer requested a motion to approve the meeting summary of August 3, 2021. Board Member Frazier moved to approve the meeting summary of August 3, 2021. Vice-Chair Berent seconded the motion. The motion passed 3-0.

Chair Cramer provided details for Case No. 22-02. The Chair stated the purpose of the hearing and read the following case title into the record:

An application by Obiora Chukwunwendu Don and Okoli Chioma C, the Applicant and Property Owner, requesting approval of a special exception to operate a "Home occupations" use, pursuant to Zoning Ordinance Article VI: R-10,000 Residential Zone, Section 164-30D. to be located at 746 Blue Moon Lane, in Westminster, Maryland.

Mr. Gray presented background information on the case, adding that the requested business is related to wholesaling automobiles at the applicant's residence; however, the only activity conducted on the property would be the processing and storing of paperwork.

Mr. Gray requested that the Application be submitted into the record as Exhibit 1 and the Staff report containing the prehearing statement be submitted into the record as Exhibit 2. Chair Cramer approved all submissions.

Mr. Don stated that all sales will be done off-site and the only purpose for the home office is to prepare and store paperwork related to sales. He read his prehearing statement for the record.

Vice-Chair Berent asked for clarification as to the nature of the business and activities conducted off the premises. Mr. Don stated that he purchases vehicles from auction and resells them at another auction location off premises. The home office is strictly for storing paperwork.

Chair Cramer asked if the Applicant had satisfied all requirements outlined in the Addendum to Wholesale Vehicle Dealer's License Application form from the State Motor Vehicle Administration (MVA) and received the license. Mr. Don stated that zoning approval is the first step and he cannot complete the application process until he receives zoning approval.

Vice-Chair Berent requested a condition that if the special exception is approved, then the Applicant must maintain his State license as long as he is conducting business at the location.

Mr. Gray stated that the Applicant submitted the MVA Zoning Approval form for City approval, which could not be obtained due to the required special exception needed. The case was then brought before the Board for review and approval. Chair Cramer asked if Vice-Chair Berent's request was warranted due to the process of obtaining City approval on the MVA Zoning Approval form. Vice-Chair Berent clarified his question that if the MVA license is revoked or otherwise discontinued, would the special exception still apply.

Ms. Ruff stated that if the Applicant were to do any other type of business other than what is outlined in the approved special exception, then it would require another review of the special exception parameters. The current case was regarding the current application for use of home occupation and the approval would be contingent to that specific use.

Chair Cramer closed testimony and opened discussion to the Board members.

Vice-Chair Berent moved to approve the application for special exception as presented with the conditions that there be no signage visible from the house exterior, there be no repair or storage of vehicles, there be no business conducted on the premises other than what has been outlined in the application. Chair Cramer seconded the motion; the motion passed 3-0.

Ms. Ruff asked if the Board agreed that the requirements of Zoning Ordinance Section 164-169 have been met as stated by the applicant in writing and by verbal testimony. The Board unanimously agreed.

Chair Cramer made a motion to adjourn the meeting. The Board adjourned at 6:43 PM.

---

Edward Cramer, Chair  
Westminster Board of Zoning Appeals