



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

**Tuesday, August 2, 2022, at 6:00 p.m.**

**In-Person Meeting and broadcasted live on the City YouTube Channel**

**I. Call to Order**

A meeting of the City of Westminster Board of Zoning Appeals was held at City Hall, 1838 Emerald Hill Lane, Westminster, MD 21157 and broadcasted live on the City YouTube Channel, on Tuesday, August 2, 2022, at 6:00 p.m.

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

The following members of the public were present at the meeting: Ryan Harris, Lisa Harris (applicants for the variance approval).

At 6:01 p.m., Chair Cramer called the meeting to order.

**II. Approval of Meeting Summary – July 5, 2022**

Chair Cramer requested a motion to approve the meeting summary of July 5, 2022. Vice-Chair Berent moved to approve the meeting summary of July 5, 2022. Chair Cramer seconded the motion. The motion passed 2-0.

**III. Public Hearings**

**CASE NO: 22-9 (Variance Request)**

Chair Cramer provided details for Case No. 22-9. The Chair stated the purpose of the hearing and read the following case title into the record: An application by Ryan and Lisa Harris, the Applicant and the property owner, requesting variance approval of the required minimum eight (8) feet accessory building (use) lot line setback pursuant to Zoning Ordinance Section 164-147B. to allow an existing above ground pool to be five (5) feet from the northern property line at 313 Inverness Close, Westminster, Maryland 21158 (SDAT#07-109792).

Mr. Depo requested that the Staff report be submitted into the record as Exhibit 1, the BZA Application as Exhibit 2, the SDAT Real Property Search information as Exhibit 3, prehearing statement narrative (updated) as Exhibit 4, map of adjacent properties as Exhibit 5, applicant email dated June 27, 2022 as Exhibit 6, applicant pre-hearing statement, as

Exhibit 7, listing sale and tax history for 313 Inverness Close as Exhibit 8, and a letter from adjacent property owners at 1212 and 1214 Fairway Drive, as Exhibit 9

Mr. Depo presented background information on the case. Mr. Depo responded to questions of clarification on Case No. 22-9 posed by the board.

Chair Cramer swore in all parties who wished to testify.

Ryan and Lisa Harris addressed the board with their comments regarding the variance and responded to questions from the board. Ms. Harris submitted pictures of the property and were accepted as Exhibit 10-A, 10-B, 10-C, and 10-D. Mr. Depo provided for the record Exhibit 11, a map showing the grade of the yard, noting the behind the property is where the slope begins, and the location of the current pool is the flattest part of the property, as noted in Exhibit 11.

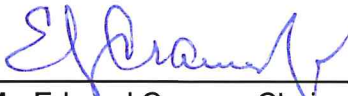
Chair Cramer closed testimony and opened discussion to the Board members.

**Motion:** Vice-Chair Berent moved to approve the application for a variance request to the required minimum eight (8) feet accessory building (use) lot line setback pursuant to Zoning Ordinance Section 164-147B, to allow an existing above-ground pool to be five (5) feet from the norther property line at 313 Inverness Close, Westminster, Maryland 21158 (SDAT#07-109792). Chair Cramer seconded the motion. The motion passed 2-0.

**IV. Other Business**

**V. Adjournment**

Chair Cramer adjourned the meeting at 6:30 p.m.



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Mr. Edward Cramer, Chair  
Westminster Board of Zoning Appeals

Official Recordings of the City of Westminster Board of Zoning Appeals Meetings are available for viewing in their entirety on the City's YouTube channel.

**Adopted by the Board of Zoning Appeals on November 1, 2022.**