

LAYTONSVILLE BOARD OF APPEALS

MEETING MINUTES

November 14, 2016 – 7:30 p.m.

Roll Call

A meeting of the Laytonsville Board of Appeals was called to order by Chair Cecere at 7:38 p.m. Board Members Foster, Seebold, and Whittington were present.

Guests

Ms. S. Wenger, Chair, Historic District Commission, Messrs. J. Pawulak and B. Fitts, St. Bartholomew's Church, and Mr. C. Hendricks.

Minutes

The minutes of the Board meeting held on January 11, 2016, were not available for approval.

Hearing

This was a Hearing conducted by the Board of Appeals of the Town of Laytonsville to discuss the Special Exception application, D-116, Application Variance, submitted by St. Bartholomew's Church, for the property located at 21611 Laytonsville Road, Laytonsville, Maryland 20882.

The Chair read the preliminary statement.

The Chair swore in all persons providing testimony.

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

Messrs. Fitts and Pawulak addressed the Board by explaining that St. Bartholomew Church wanted to increase the parking facilities near the Church so that: (a) the senior members (i.e. attendees who require canes or walkers) could more easily access the lift and front of the Church, and; (b) alternate the interior traffic patterns to make the swing set more accessible to the children providing a safer alternative. Another benefit of the expanded parking would ease the parking shortage during well-attended services and events (including those sponsored by the Town). Messrs. Fitts and Pawulak submitted a drawing (Exhibit 1) which was originally used by WSSC.

Mr. Hendricks (7011 Brink Road, Laytonsville, Maryland, 20882) addressed the Board stating that he was concerned regarding the Church's proposed parking layout and that the Church was only requesting a variance with regard to the size of the setback required from the edge of the property boundary with the Town Hall. He felt that the variance should include the driveway which in that area is shown as only nine to ten feet wide, which is more narrow than required under the Town's zoning code. He also discussed the potential hazards caused by placing parking spaces too close to the Church's window wells.

Messrs. Fitts and Pawulak confirmed that the parking plan had been based on the county code rather than the Town's code, which in some instances is more strict.

Ms. Wenger, Chair, Historic District Commission (HDC), provided the Board with information concerning the October meeting of the HDC at which time St. Bartholomew submitted Application WP-03-16. She voiced her concerns regarding the actual footage for the new parking spaces, width of the exits, and maintaining the Town's code.

Mr. Hendricks submitted to the Board a draft graph of how the parking spaces would impact the parking lot and that if the Town's code were to be followed, the parking spaces could not be accommodated as presently depicted.

A discussion followed by all parties regarding the size of the parking spaces, the driveway, the possible hindrance from the window wells, and assurance of meeting the Town's code.

Board Member Foster asked if any of these changes would impact trees and was assured that the extension of the current lot would stop approximately six feet short of the trees.

Both Board Members Whittington and Seebold expressed their concerns as to the available provided in case emergency vehicles needed to access the parking lot. They felt that the proposed plan did not accommodate the adequate space required for ease of movement.

The Board also discussed with Messrs. Fitts and Pawulak the Church's back driveway, but since it was built before 2011, it did not need to be included in the variance.

The Board Members agreed that there was some ambiguity regarding possible encroaching on the Town's property, whether or not the proposed plan conformed to Laytonsville's code, and change of current exit pattern.

Chair Cecere indicated that agreeing to a variance at this meeting could result in potential problems since the Board did not have all required information.

Chair Cecere made the motion that a survey should be conducted by a company, rather than using the plan used by WSSC, providing accurate measurements for parking spaces, parking lot exit, and clearance distance to window wells, stairs, ramps, and the lift.

The motion was seconded by Member Foster and passed unanimously by all members.

A motion to continue the Hearing in December was seconded by Member Whittington and passed unanimously by all members.

Motion to adjourn the Hearing was made by Member Foster, seconded by Chair Cecere and passed unanimously by all Members.

New Business

No new business.

Old Business

None.

Adjourn

There being no further business, the meeting adjourned at 8:53 p.m.

Respectively submitted,

Nadine Tarwater