



# Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

www.berlinmd.gov



## NOTICE OF PUBLIC HEARING

Town of Berlin

Board of Appeals

Pursuant to the requirements of §108-191 of the Code of the Town of Berlin, notice is hereby given that a public hearing will be conducted by the Berlin Board of Appeals in the Mayor and Council Chambers of Berlin Town Hall, 10 William Street, Berlin, Maryland on

**WEDNESDAY, September 3, 2014**

**6:30 PM**

1. Approval of Minutes of March 20, 2013 Hearing
2. A request for a special exception from Article IX, Division 3 Off Street Parking, Section 108-788 Town of Berlin Zoning Ordinance seeking a reduction in the required amount of parking spaces within the B-1 Zoning District. Property located on Old Ocean City Blvd Map 0301 Parcel 1713.

Applicant: Oxford Chase Development INC - John E. Camp

Any questions regarding the above agenda items shall be directed to the Berlin Department of Planning and Zoning at 410-641-4143.

---

*Any persons having questions about the above-referenced meeting or any persons needing special accommodations should contact Dave Engelhart at 410-641-4143. Written materials in alternate formats for persons with disabilities are made available upon request. TTY users dial 7-1-1 in the State of Maryland or 1-800-735-2258 outside Maryland.*

Town of Berlin  
Board of Zoning Appeals  
March 20, 2013

Members Present- Joe Moore, Douglas Parks, Geren Mortensen

Absent- Woody Bunting

Staff Present- Chuck Ward, Carolyn Duffy

1. Approval of Minutes of June 6, 2012 Hearing.

Chairman Joe Moore asks if there were any changes or additions to the minutes before he called for a motion. There was none he called for a motion.

Geren Mortensen made motion to approve the June 6, 2012 minutes.  
Douglas Parks- Seconded

2. A request for a zoning certificate pursuant to 108-164 (2), non conforming uses to provide for an extension of a nonconforming use which exceeds the limitations established in 108-670 (3) on a property located at 508 Flower.

Chairman Joe Moore called meeting to order at 6:30PM. He then asks Mr. Ward to explain the reason for the request. Mr. Ward told the commission that it was a request for an extension of 35% that the code allows for a non conforming use. The request is for a slightly larger amount that he could not authorize. The barber shop is zoned R-2 which is not allowed and the request is for another 45sq. ft.

Mr. Moore called for the applicant or the representative for the applicant. Mr. Rick Stack present to represent Dena Briddell. Mr. Moore swore in Mr. Stack. He told the commission the Mrs. Briddell lives in Woodbridge, Va. He told the commission that a little of the history of what they want to do was in the packet the received. The structure right now is 20x14 feet, and they want to add an addition in order to have two chairs in there. The code allows for an extension but it's not much room. In the packet he showed what a 98 sq ft addition would look like, very tight. What they are requesting in the drawing is 145sq feet addition to add another chair and be able to walk around in there. Mr. Stack showed the elevation of the roof and also a site plan from Mr. Woody Bunting with the addition on the back. Chairman asks Mr. Ward if it conforms to the use of land and the location. Mr. Ward told the commission if they looked they would see that it encroaches the setback. However the addition encroaches less then what the structure does. As long as it does not increase the non conformity.



# Mayor & Council Of Berlin

10 William Street Berlin, Maryland 21811

www.townofberlinmd.com

TELEPHONE 410-641-2770  
FAX 410-641-2316  
berlin@townofberlinmd.com

## BOARD OF ZONING APPEALS APPLICATION

Property Location: Old Ocean City Blvd (southside) Date: 8/15/14  
Lot #: \_\_\_\_\_ Lot Size: 40,000 S.F. Zoning: TC-B1 Map#: 0301 Parcel#: 1713

Please check (✓) one of the following option requests:

Variance  Conditional Use \_\_\_\_\_ Special Exception \_\_\_\_\_

Description of Request:

Parking Variance: Site Required 49 Parking Spaces  
PROVIDED 41 parking Spaces  
See attached plan

Has the property in question ever been the subject of a previous appeal? No  
If you answered yes, what is the appeal number and date? \_\_\_\_\_

Property Owner: Contract Purchaser: Oxford Chase Development, Inc.  
Address: 114 Front Street, Pocomoke, Maryland 21851  
Phone: 410-957-4005 Owner's Signature: \_\_\_\_\_ Date: 8/15/14

### OFFICE USE ONLY. PLEASE DO NOT MARK BELOW.

CASE #: 2014-1 DATE RECEIVED: 8/18/14

HEARING DATE: 9-3-14 LAND POSTED: 8/21/14

DECISION: \_\_\_\_\_

