

## **BOARD OF ZONING APPEALS**

### **MEETING MINUTES**

Monday, July 8, 2019

Town Office

5:30 p.m.

#### **I. Call To Order**

Chairman William Harvey convened the meeting of the St. Michaels Board of Appeals (BOZA) at 5:30 p.m. in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland. Also present were board members Maurice Nelson (Alternate) and Douglas Rollow, and Zoning Officer Kymberly Kudla.

#### **II. New Business**

**BOZA 595-19 – Chesapeake Bay Maritime Museum (CBMM)** – Variances from side and front yard setback requirements per Chapter §340-30 of the Code of St. Michaels; application is for construction of an addition to the Curatorial Services building

Chairman Harvey read Exhibits 1-9 into the record. Board members Harvey and Rollow said they had visited the site. Member Nelson said he had not. Chairman Harvey then swore in the applicant and all those wishing to testify. Chairman Harvey read the criteria for granting a variance as set forth in the Town's Code. Ms. Kudla said she had no additional issues and referred to her staff report, noting that by removing two containers, the applicant would have a net zero change in lot coverage. Chairman Harvey asked if the applicant would remove the remaining two containers and the gravel as a condition of the variance. The applicant said yes. Bruce Armistead introduced himself as attorney for the applicant and substituting for Zack Smith, who had a scheduling conflict for this meeting. Mr. Armistead introduced the other applicants representing the museum, including Kristen Greenaway, president of the CBMM, Pete Leshner, Chief Curator of the CBMM, Brett Ewing of Lane Engineering and Lauren Dianich and Christian Chute of Atelier Architects. Mr. Armistead spoke about the value and quality of the CBMM and its importance to the Town, and Mr. Armistead added that a quality museum experience meant that storage and other non-public areas were as important for curating, or operating and caring for, the museum. Mr. Armistead said the applicants were requesting two variances, one which would site the front of the building at 11 ½ feet, as opposed to the 30 foot requirement in the ordinance, and one that would site the structure at 3.8 feet from the side yard property line, versus the required 8 feet. Peter Leshner provided some history and background on the existing buildings and the need for additional curatorial space, followed by Brett Ewing, who discussed site constraints and worked through the site plan, which was noted as Exhibit No. 10 for the record. Ms. Dianich then provided details of the architectural plan, which included improvements for safety, security, and street aesthetics.

The members then had a few questions for the applicants. Mr. Leshner noted that the addition would provide curatorial space with a 20-year lifespan. Responding to a question from Chairman Harvey, the applicants believed the addition was consistent with the Comprehensive Plan.

Ms. Kudla said she had nothing further to add. As there were no other questions from the board members, Chairman Harvey closed the public portion of the hearing and called for deliberations by the board. Chairman Harvey thanked the applicants for their testimony. Member Rollow said the applicants' proposal appeared to disturb a minimum of additional area for a much better use of the space. Member Nelson was satisfied that adjacent property owners were duly notified and no comments or objections had been received. Chairman Harvey reviewed the criteria for approval of the variances and stated Findings of Fact. There were no additional comments. Chairman Harvey then made a motion to approve the

variances as set forth in BOZA Application 595-19, with the condition that the applicants remove two storage containers currently onsite identified as containers 1 and 2 on the application, along with approximately 300 square feet of gravel so as to maintain a maximum lot coverage of approximately 48 percent upon completion of the expansion. Member Rollow seconded it, and the motion passed on voice vote of 3-0 in favor.

### **III. REVIEW AND APPROVAL OF MINUTES – May 13, 2019**

There were no corrections or changes to the minutes for May 13, 2019. Member Rollow made a motion to approve the minutes as presented. Member Harvey seconded it and the motion passed on a vote of 2-0 in favor.

### **IV. ADJOURNMENT**

The meeting was adjourned at 6:30 p.m.

Minutes approved by 3:0 vote in favor on 9<sup>th</sup> day of December 2019.

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William C. Harvey II, Chairman