

# CHARLESTOWN PLANNING & ZONING COMMISSION MEETING

February 6, 2020 – 6:00 pm

The meeting was called to order by Chairman pro temp, Tom Durange. Present were, Tom Durange, Joe Letts, and Dennis Taylor. Wib Pumpaly, Zoning Administrator, was also present. Members Rogers Clements and Ken Confalone were absent.

## Old Business

- #19-121, Chad Burchette, Clear Land, Driveway, Possible Variance Required, Panhandle Lot Frontage less than 50' Standard This was a permit for the clearing of trees and underbrush and the laying down of stone. The lot is a dog leg lot. The previous owners of the property had received approval to do the clearing and the driveway. Since the approval, it has come to our attention that any lot in Shore Line Recreational needs 50' of frontage. Unfortunately the dogleg that fronts on the road is only 42'. Mr. Pumpaly was somewhat hopeful that it could be grandfathered, however because the two parcels will be combined there will not be enough frontage on Louisa Lane. The P & Z Board can do one of two things. Approve as is or ask the owner to appear before the Appeals Board to ask for a variance. The smaller parcel is nothing more than a driveway into the larger parcel. The smaller parcel has enough square footage for building but it is to be combined with the larger parcel for building. Mr. Taylor feels if we send it to the Board of Appeals that we should send our recommendation that the Board approve it. **Mr. Letts made a motion that 19-121 be moved to the Board of Appeals, seconded by Mr. Durange. Approved 3-0. This will be added to the Board of Appeals hearing scheduled for March 5, 2020.**

## New Business

- #20-06 Kimberlee Lloyd, Chesapeake Shore Construction, Parcel 0346, Pier Expansion, Bulkhead, Boat Lift Mr. Burkhardt was in attendance from Shoreline Construction. This is to add an additional 100' feet and a boat lift to an existing pier making the pier 300' feet long. Mr. Burkhardt stated that this a pure linear extension and meets all the setbacks. The State of Maryland has granted permission to do some revetment of the shoreline on Ms. Lloyds property. This particular project will also need a county permit as some of the work will also be in the county. All state approvals are in place (MDE, Critical Area, Army Corp of Engineers). **Mr. Durange moved to approve, seconded by Mr. Letts. Approved 3-0.**
- #20-10 D. Gordon Contractor, Debra Moulton Owner, Proposed Residence @ #15 Louisa Lane, Review of Set-Back Requirements/Structure Plans Mr. Gordon was in attendance along with the owner of the property. They have the required frontage. It meets setback requirements except for the back deck. The deck will be 15' from the back lot line with a requirement of 30'. A Board of Appeals decision could grant a variance on the back setback. **Mr. Letts moved to deny the permit request and to forward the decision to the Appeals Board, second by Mr. Durange. Approved. 3-**

0. This will also be added to the Board of Appeals hearing scheduled for March 5, 2020.

- #20-05 N. Miller, #3 Charity Court, 8' x 16' Lawn Shed While there is non tidal wetlands on the property the shed will not encroach on the non tidal wetland. This meets setbacks and impervious coverage requirements. **Mr. Taylor moved to approve, seconded by Mr. Letts. Approved 3-0.**
- #20-07, Keystone Homes, 201 Colorado Ct., Lot #156, House/Garage **Mr. Durange moved to approve, seconded by Mr. Taylor. Approved 3-0.**
- #20-08, Keystone Homes, 111 Steamboat Ct., Lot #157, House/Garage **Mr. Taylor moved to approved, seconded by Mr. Durange. Approved 3-0**
- #20-09, Keystone Homes, 122 Steamboat Ct., Lot #92, House/Garage **Mr. Durange moved to approve, seconded by Mr. Letts. Approved 3-0.**

**The Following Building Permits have been approved by the Administrator per prior authority**

- #20-04, Joe Watts, 216 Caroline St., All interior work, drywall, flooring, etc. **(H)**
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**There being no further business, Mr. Letts moved to adjourn. Approved 3-0.** The meeting was adjourned at 7:30 PM.

Respectfully submitted,

Debbie Myers, Town Clerk

**(H) – Denotes Historic District Certificate of Appropriateness is required**