

BOARD OF APPEALS

July 23, 2025

County Administration Building, 100 W. Washington St., Meeting Room 2000, Hagerstown, at 6:00 p.m.

AGENDA

AP2025-016: An appeal was filed by Walter & Mary Bowling for a variance from the required 8 ft. side yard setback to 0 ft. for proposed detached garage on property owned by the appellants and located at 17511 Lincolnshire Road, Hagerstown, Zoned Residential Urban.-**GRANTED**

Pursuant to the Maryland Open Meetings Law, notice is hereby given that the deliberations of the Board of Zoning Appeals are open to the public. Furthermore, the Board, at its discretion, may render a decision as to some or all of the cases at the hearing described above or at a subsequent hearing, the date and time of which will be announced prior to the conclusion of the public hearing. Individuals requiring special accommodations are requested to contact Katie Rathvon at 240-313-2464 Voice, 240-313-2130 Voice/TDD no later than July 14, 2025. Any person desiring a stenographic transcript shall be responsible for supplying a competent stenographer.

The Board of Appeals reserves the right to vary the order in which the cases are called. Please take note of the Amended Rules of Procedure (Adopted July 5, 2006), Public Hearing, Section 4(d) which states:

Applicants shall have ten (10) minutes in which to present their request and may, upon request to and permission of the Board, receive an additional twenty (20) minutes for their presentation. Following the Applicant's case in chief, other individuals may receive three (3) minutes to testify, except in the circumstance where an individual is representing a group, in which case said individual shall be given eight (8) minutes to testify.

Those Applicants requesting the additional twenty (20) minutes shall have their case automatically moved to the end of the docket.

For extraordinary cause, the Board may extend any time period set forth herein, or otherwise modify or suspend these Rules, to uphold the spirit of the Ordinance and to do substantial justice.

Tracie Felker, Chairman

Board of Zoning Appeals



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P: 240.313.2430 | F: 240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Waler & Mary Bowling
17511 Lincolnshire Road
Hagerstown MD 21740

Appellant: Walter & Mary Bowling
17511 Lincolnshire Road
Hagerstown MD 21740

Property Location: 17511 Lincolnshire Road
Hagerstown, MD 21740

Description Of Appeal: Variance from the required 8 ft. side yard setback to 0 ft. for proposed detached garage.

Docket No: AP2025-016
Tax ID No: 26005752
Zoning: RU
RB Overlay: No
Zoning Overlay:
Filed Date: 07/02/2025
Hearing Date: 07/23/2025

Appellant's Legal Interest In Above Property:

Owner:	Yes	Contract to Rent/Lease:	No
Lessee:	No	Contract to Purchase:	No
Other:			

Previous Petition/Appeal Docket No(s):

Applicable Ordinance Sections: Washington County Zoning Ordinance Section 9.5 (a)

Reason For Hardship: See justification statement

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Single-Family Dwelling and Garage
Proposed Use: New Detached Garage

Previous Use Ceased For At Least 6 Months: **Date Ceased:**

Area Devoted To Non-Conforming Use -
Existing:
Proposed:

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Mary A Bowling

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 2 day of July, 2025.

My Commission Expires
Kathryn B Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Kathryn B Rathvon

Notary Public



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BOARD OF ZONING APPEALS

ATTENTION!

Posting Instructions

The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing. Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.





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AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2025-016

State of Maryland Washington County, To Wit:

On 7/2/2025, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Mary Bowling and made oath in due form of law as follows:

Mary Bowling will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 07/23/2025, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 07/08/2025 and will remain until after the above hearing date.

Mary A. Bowling

Mary Bowling

Sworn and subscribed before me the day and year first above written.

Kathryn B Rathvon
Kathryn B Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Notary Public

Seal

My Commission Expires

Dear Washington County,

June, 29, 2025

Our names are Walter & Mary Bowling. We live at 17511 Lincolnshire Rd. in Hagerstown. We are requesting a variance at our property on Lincolnshire Rd. The building size would be 30 x 40. It would be 0 ft from the property line.

We lived in a mobile home at Lakeside Mobile Home Village in the early 2000's with our sons. Our oldest was diagnosed with ADHD (2001) & Autism (2004) and other diagnoses. As the boys grew, Steven needed more room, especially outside space. With his diagnoses he needed a space to walk, run and pace. That is typical for people with Autism. Lakeside would not allow fences so we started looking for a house... no a home. We prayed and in 2008 we found the Lincolnshire rd address and that is almost 18 yrs in October of this year. It was the best fit for us. This home had room outside with fences. Not too close to neighbors unlike Lakeside Village. Or a loud neighborhood because he is sensitive to loud sounds.

In 2009 we got a black lab for Steven. It helped him in all avenues of his life.....his comfort. With his Autism he needs routine. Everything item/place is labeled. Certain places are used for certain jobs or activities.

Our current building is an eyesore and we will be removing it to build the new garage. We can't park our vehicles in the garage. It is falling apart and there are repairs needed. I think it would help the property value as well to remove the old one and build new. We would like to build a new larger garage in the same location (include the size of the new one here). This is to have the least negative impact on him and our family. Most of all the replacement of the building would help our Autistic son:

- He thrives on routine and consistency. When routine or placement changes he has difficulty dealing with it.
- All day, everyday he has constant direct support to navigate his daily life through a state program.
- Major changes to the structure placement will negatively impact him.
- Steven does not walk in the area to the right of the garage. Also, if we move the garage closer to the house we will lose the outside cement pad we use for outside family events.
- The multipurpose room we plan to have in the garage is planned to be used for his small business (crafts, wood). My husband who is a veteran will be helping Steven.
- The garage will help us house our cars. Which is good so Steven can have more room to walk, pace, etc.
- We have a small garden for growing vegetables. Steven and I have Celiac's disease. It also helps to keep him busy with exercise. Gardening is not easy.
- With his dog he plays with him and brushes him in the back yard.
- Walking him is something he does all around our property. He is on a leash in the front yard.
- We are very careful to save our environment and money so we hang clothes in our back yard. Walter built a clothes line with Steven's help years ago.
- We currently have a fence on the right property line and it has never been damaged by anyone using the alley way, so there should not be an issue with the building being 0 ft. from the right property line.

Would you please consider allowing us the variance to the 17511 Lincolnshire Rd address. Thank you and God bless.

Sincerely, Walter and Mary Bowling



















