

BOARD OF APPEALS

April 12, 2023

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

AGENDA

DOCKET NO. AP2023-013: An appeal was filed by TNT Properties Oakmont LLC for a variance from the required 25 ft. side yard setback to 9 ft. for future detached structure to be used for trailer repairs on property owned by the appellant and located at 1433 Oakmont Drive, Hagerstown, Zoned Highway Interchange.-**GRANTED**

DOCKET NO. AP2023-014: An appeal was filed by Virginia Scriverner for a special exception to establish a bed & breakfast in the owner-occupied dwelling and a special exception to establish a short-term rental in the non-owner-occupied dwelling on property owned by Washington Land Company and located at 222 & 226 Landis Road, Hagerstown, Zoned Residential Transition.-**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 April 3, 2023. 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.

Jay Miller, 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: TNT Properties Oakmont LLC
1423 Oakmont Drive
Hagerstown MD 21740

Docket No: AP2023-013

Tax ID No: 10023521

Zoning: HI

Appellant: TNT Properties Oakmont LLC
1423 Oakmont Drive
Hagerstown MD 21740

RB Overlay: No

Zoning Overlay:

Filed Date: 03/21/2023

Hearing Date: 04/12/2023

Property Location: 1433 Oakmont Drive
Hagerstown, MD 21740

Description Of Appeal: Variance from the required 25 ft. side yard setback to 9 ft. for future detached structure to be used for trailer repairs.

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 19.7(b)

Reason For Hardship: Meeting setback will require unnecessary removal and/or alteration of blacktop, electrical stations and other aspects of the infrastructure.

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Commerical Proposed Use: Trailer Repair Building

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

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

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

[Handwritten signature of Appellant]

Appellant Signature

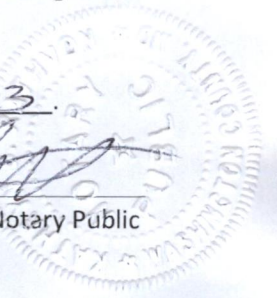
State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 21 day of March, 2023.

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

[Handwritten signature of Notary Public]

Notary Public





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

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2023-013

State of Maryland Washington County, To Wit:

On 3/21/2023, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Kuczynski & Kuczynski P.A. and made oath in due form of law as follows:

Kuczynski & Kuczynski P.A. 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 04/12/2023, 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.

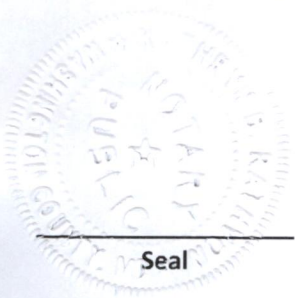
Sign(s) will be posted on 03/28/2023 and will remain until after the above hearing date.

Kuczynski & Kuczynski P.A.

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

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

Notary Public



Seal

My Commission Expires

SUPPORTING STATEMENT

TNT PROPERTIES-OAKMONT, LLC

1433 OAKMONT DRIVE, HAGERSTOWN, MARYLAND

The Appellant is seeking a variance from the 25' side yard requirement to build a metal building which will be used for trailer repairs. The requested variance will help maintain the existing infrastructure located on the site. Allowing a 9' side yard will allow trucks to pull in, through and around the site. Also, the requested side yard will allow the appellant to retain all but 3 of the existing 3 phase electrical stations that are located to the rear of the existing building and used for reefer truck/trailer parking during repairs. Overall, the proposed location of the new building will allow for an easy flow of trucks and trailers which are being repaired. The positioning of the building as shown on the attached drawing will be the best location for drainage, use and ingress/egress flow. Locating the building without the variance will result in unnecessary removal and/or alteration of blacktop, electrical stations and other aspects of the infrastructure.



BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired:

7-1-1 WWW.WASHCO-MD.NET

Appeal for Variance

Appeal is hereby made for a variance from a requirement of the Washington County Zoning Ordinance as follows:

Location Parcel # 511 1433 Oakmont Drive, Hagerstown, MD 21740

Appellant's present legal interest in above property: (Check One)

Owner (Including Joint Ownership) Lessee Contract to rent/lease

Contract to Purchase Other _____

Specify the Ordinance section and subsection from which the variance is desired:

Setback Article 19 Section 19.7(b)

Specify the particular requirement(s) from which a variance is desired in that section or subsection:

twenty-five foot side yard setback

Describe the nature and extent of the desired variance from Ordinance requirements: listed above:

The variance will reduce side yard requirement from twenty-five feet to nine feet

Describe reason(s) why the Ordinance requirement(s) in question would result in peculiar and/or unusual practical difficulties to or would impose exceptional or undue hardship upon the owner of the property if the requested variance were not granted:

Provide Detailed Explanation on Separate Sheet

Has any previous petition or appeal involving this property been made to the Board?

Yes No

If yes, list docket number(s): _____

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.

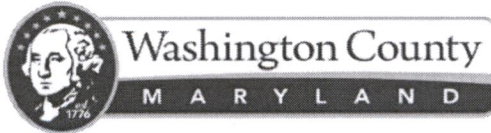
Signature of Appellant Tony McLean

Email of Appellant tmclean@myactv.net

Address and of Appellant 1423 Oakmont Drive, Hagerstown, MD 21740

Phone Number of Appellant 301-513-0248

This appeal form is to be used to assist the customer in gathering the information necessary to submit an application. However, the application shall be processed in person.



BOARD OF ZONING APPEALS

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Edward L Kuczynski
is authorized to file an appeal with the Washington County Board of Appeals for
Variance on property
located 1433 Oakmont Drive, Hagerstown, MD, 21740.
The said work is authorized by Tony McLean
the property owner in fee.

PROPERTY OWNER

Tony McLean
Name

1433 Oakmont Drive
Address

Hagerstown, Maryland 21740
City, State, Zip Code

[Signature]
Owner's Signature

Sworn and subscribed before me this 16th day of March, 2023.

[Signature]
Notary Public

My Commission Expires: 03/24/2024

AUTHORIZED REPRESENTATIVE

Edward L. Kuczynski
Name

22 W. Salisbury St.
Address

Williamsport, MD 21795
City, State, Zip Code

[Signature]
Authorized Representative's Signature

Sworn and subscribed before me this 16th day of March, 2023.

[Signature]
Notary Public

My Commission Expires: 03/24/2024

MD STATE PLANE
NAD 83 NAVD 88

CSX RAILROAD

PROPOSED
RAIN GARDEN

PROPOSED
PAVEMENT

PROPOSED
BUILDING
7,200 S.F.

LANDS OF TNT PROPERTIES
OAKMONT, LLC
LIBER 6972 FOLIO 41
2.68 AC. ±

N/F
FABEKO, LLC
LIBER 5876 FOLIO 101

N/F
TNT PROPERTIES OAKMONT, LLC
LIBER 6973 FOLIO 323

OAKMONT DRIVE

TAX MAP: 57-5-511	DISTRICT: 10
DRAWING NUMBER 1 OF 1	
DRAWN BY: AGH	DATE: 12-14-22
CHECKED BY:	DATE:
SCALE: 1" = 50'	

**FREDERICK
SEIBERT &
ASSOCIATES, INC.**



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128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
505 SOUTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013
15 EAST MAIN STREET, NEW BLOOMFIELD, PENNSYLVANIA 17068

(301) 791-3650 (301) 416-7478 www.fsa-md.com (717) 597-1007 (717) 701-8111

JOB NUMBER:
2022-0265

Listing of Adjacent Property Owners: TNT Properties Oakmont, LLC

Parcel # 511 – 1433 Oakmont Drive, Hagerstown, MD 21740

Ridgemont Express Limited Liab Co
C/O Danac Corp
5404 Wisconsin Avenue, STE. 301
Chevy Chase, MD 20815

Parcel # 0626 – 1409 Oakmont Drive

TNT Propertiess Oakmont LLC
1423 Oakmont Drive
Hagerstown, MD 21740

Parcel # 0497 – 1423 Oakmont Drive

FABEXCO LLC
2331 Hoover Avenue
Modesto, CA 95354-0000

Parcel # 0530 – 1455 Oakmont Drive

Washington County Commissioners
Washington County Court House
Hagerstown, MD 21740

Parcel # 539 – 1463 Oakmont Drive

Kenneth & Barbara Kline
350 E. 1st Street
Hagerstown, MD 21740-6448

Parcel # 0575 – 1462 Oakmont Drive

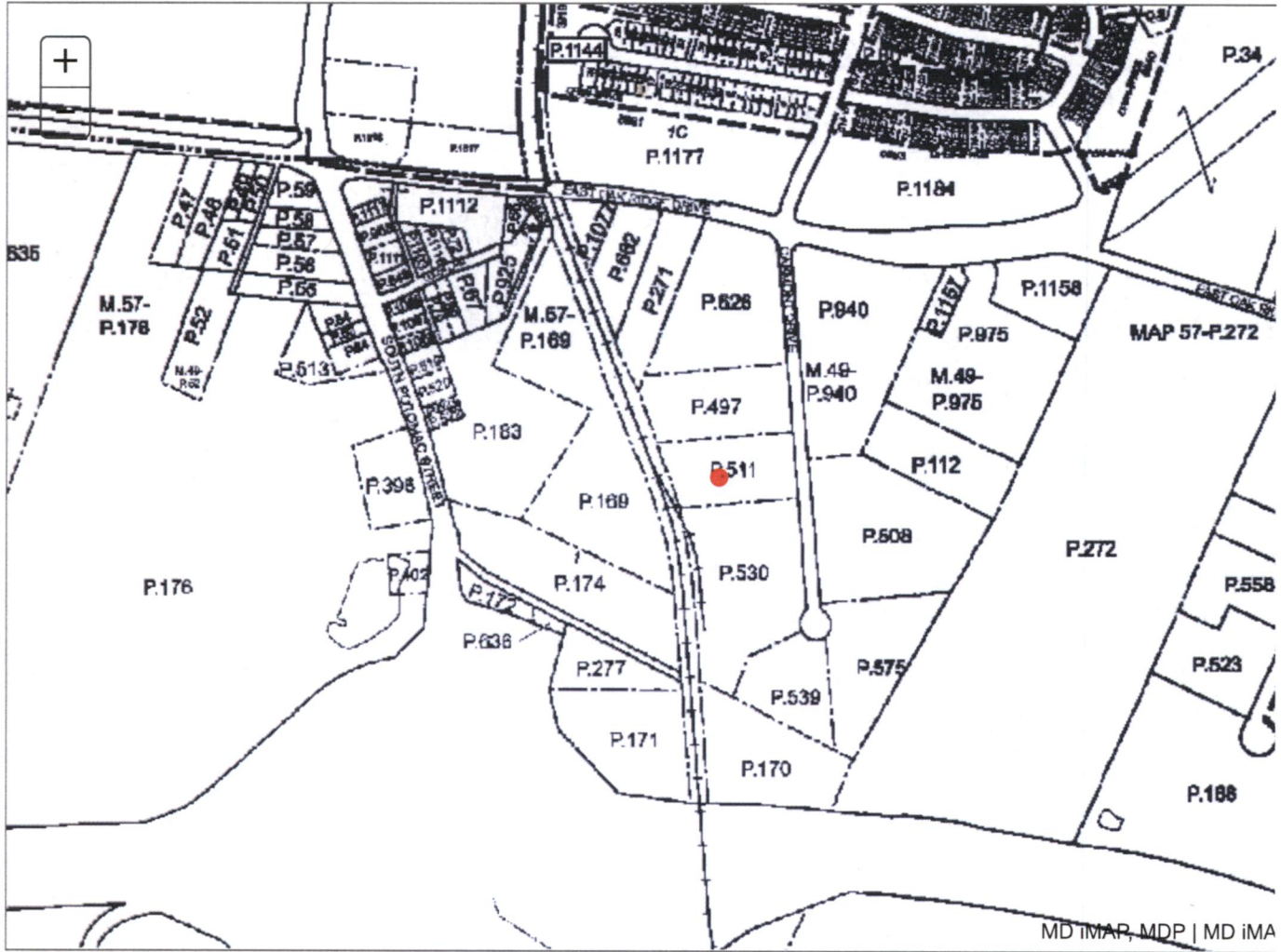
Morningside East LLC
10228 Governor Lane Blvd.
Suite 3002
Williamsport, MD 21795-4064

Parcel # 508 – 1446 Oakmont Drive

BT-NEWYO LLC
Edison Corp
ATN Corp Real EST Tax Dept.
55 Glenlake Parkway NE
Atlanta, GA 303-28

Parcel # 0940 – 217 E. Oak Ridge Drive

District: **10** Account Number: **023521**



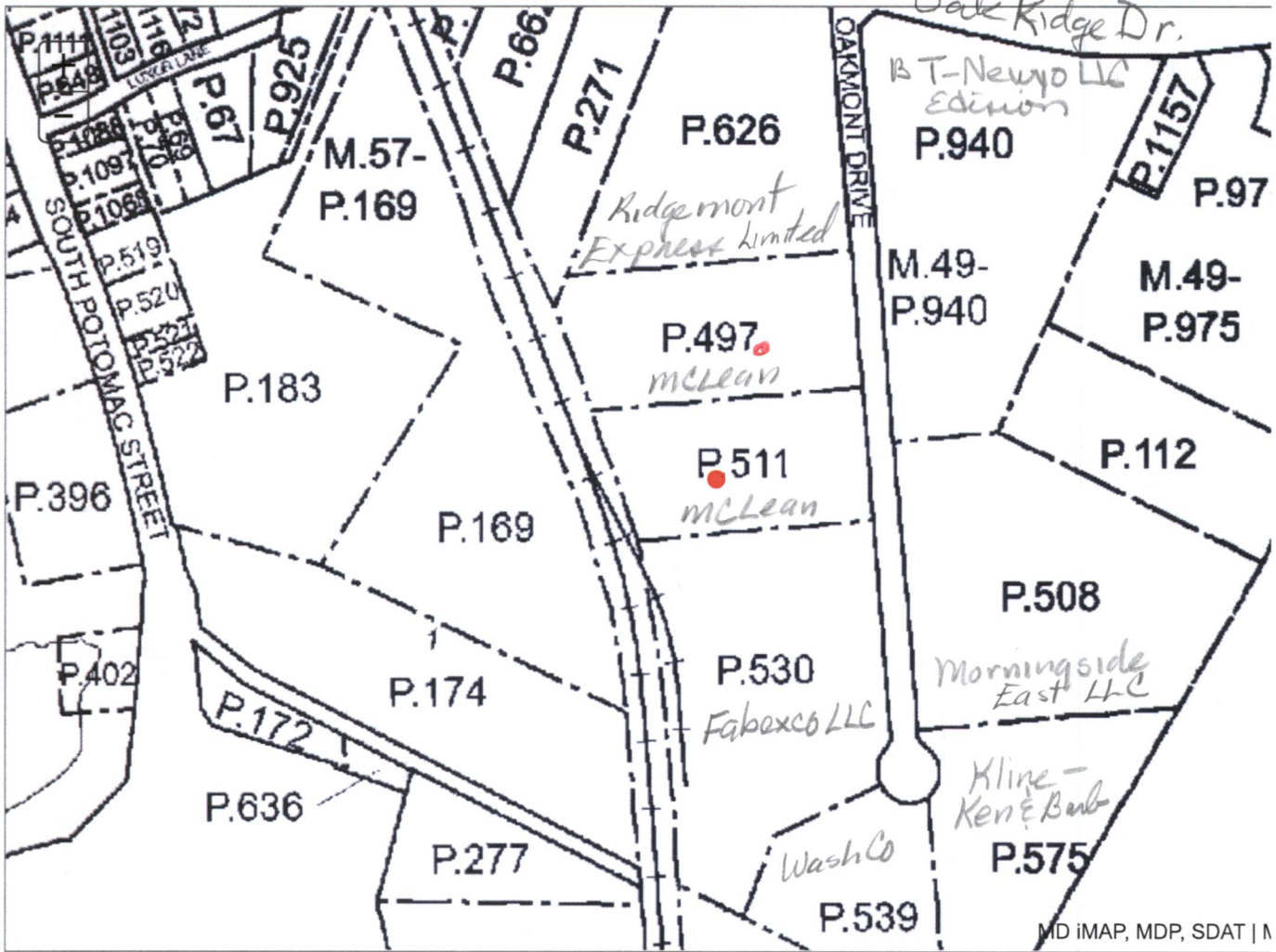
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

District: **10** Account Number: **023521**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 10 Account Number - 005426

Owner Information

Owner Name: RIDGEMONT EXPRESS LIMITED LIAB CO
 C/O DANAC CORP
Mailing Address: 5404 WISCONSIN AVE., STE. 301
 CHEVY CHASE MD 20815-
Use: INDUSTRIAL
Principal Residence: NO
Deed Reference: /01129/ 00001

Location & Structure Information

Premises Address: 1409 OAKMONT DR
 HAGERSTOWN 21740-0000
Legal Description: 4.81 ACRES
 1409 OAKMONT DRIVE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0049	0022	0626	10000.22	0000				2022	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1994	53,002 SF		4.8100 AC	

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
	DISTRIBUTION WAREHOUSE /		C3		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	817,700	817,700		
Improvements	3,487,300	3,487,300		
Total:	4,305,000	4,305,000	4,305,000	4,305,000
Preferential Land:	0	0		

Transfer Information

Seller: MCRAND DITTO OAKMONT LIMITED PTSP	Date: 12/10/1993	Price: \$250,000
Type: ARMS LENGTH VACANT	Deed1: /01129/ 00001	Deed2:
Seller: DITTO VICTOR C	Date: 03/31/1989	Price: \$80,000
Type: ARMS LENGTH IMPROVED	Deed1: /00909/ 00526	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 10 Account Number - 004632

Owner Information

Owner Name: TNT PROPERTIES OAKMONT LLC **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: 1423 OAKMONT DR **Deed Reference:** /06873/ 00323
 HAGERSTOWN MD 21740-7406

Location & Structure Information

Premises Address: 1423 OAKMONT DR **Legal Description:** 3.19 ACRES
 HAGERSTOWN 21740-0000 1423 OAKMONT DRIVE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0057	0004	<u>0497</u>	10000.22	0000				2022	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1977	30,600 SF		3,1900 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		SERVICE GARAGE	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	542,300	542,300		
Improvements	750,000	603,300		
Total:	1,292,300	1,145,600	1,145,600	1,145,600
Preferential Land:	0	0		

Transfer Information

Seller: TNT PROPERTIES LLC	Date: 12/21/2021	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06873/ 00323	Deed2:
Seller: CUETO JOSEPH R	Date: 02/03/2006	Price: \$1,163,600
Type: ARMS LENGTH IMPROVED	Deed1: /02918/ 00001	Deed2:
Seller: HAGERSTOWN SPRING & ALIGN., INC.	Date: 05/17/1985	Price: \$75,000
Type: NON-ARMS LENGTH OTHER	Deed1: /00784/ 00785	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 10 Account Number - 023521

Owner Information

Owner Name: TNT PROPERTIES OAKMONT LLC **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: 1423 OAKMONT DRIVE **Deed Reference:** /06972/ 00041
 HAGERSTOWN MD 21740-

Location & Structure Information

Premises Address: 1433 OAKMONT DR **Legal Description:** 2.67 ACRES
 HAGERSTOWN 21740-0000 1433 OAKMONT DR
 OFF OAK RIDGE DRIVE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0057	0005	0511	10000.22	0000				2022	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1978	6,240 SF		2.6700 AC	

Stories Basement Type	Exterior Quality Full/Half Bath	Garage	Last Notice of Major Improvements
STORAGE WAREHOUSE /	C4		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	453,900	453,900		
Improvements	134,900	134,900		
Total:	588,800	588,800	588,800	588,800
Preferential Land:	0	0		

Transfer Information

Seller: DEAN DAIRY FLUID LLC	Date: 04/01/2022	Price: \$510,000
Type: NON-ARMS LENGTH OTHER	Deed1: /06972/ 00041	Deed2:
Seller: SHENANDOAH PRIDE LLC	Date: 07/29/2020	Price: \$594,100
Type: ARMS LENGTH IMPROVED	Deed1: /06316/ 00086	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00637/ 00437	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 10 Account Number - 025613

Owner Information

Owner Name: FABEXCO LLC **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: 2331 HOOVER AVE **Deed Reference:** /05676/ 00101
 MODESTO CA 95354-0000

Location & Structure Information

Premises Address: 1455 OAKMONT DR **Legal Description:** 5.60 AC
 HAGERSTOWN 21740-0000 1455 OAKMONT RD
 OAK RIDGE INDUSTRIAL PK

Map: 0057 **Grid:** 0005 **Parcel:** 0530 **Neighborhood:** 10000.22 **Subdivision:** 0000 **Section:** **Block:** **Lot:** **Assessment Year:** 2022 **Plat No:**
Plat Ref:

Town: None

Primary Structure Built: 1981 **Above Grade Living Area:** 61,830 SF **Finished Basement Area:** **Property Land Area:** 5.6000 AC **County Use:**

Stories Basement Type: STORAGE WAREHOUSE / **Exterior Quality Full/Half Bath:** C4 **Garage Last Notice of Major Improvements:**

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	1,456,000	1,456,000		
Improvements:	1,307,900	1,142,000		
Total:	2,763,900	2,598,000	2,598,000	2,598,000
Preferential Land:	0	0		

Transfer Information

Seller: CARDINAL RUN LLC	Date: 01/19/2018	Price: \$2,750,000
Type: ARMS LENGTH IMPROVED	Deed1: /05676/ 00101	Deed2:
Seller: SCHINDEL HUGH	Date: 05/05/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01492/ 01053	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

	Class	07/01/2022	07/01/2023
Partial Exempt Assessments:	081	0.00	
County:	081	2,598,000.00	2,598,000.00
State:	081	0.00 0.00	0.00 0.00
Municipal:			

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 10 Account Number - 026016

Owner Information

Owner Name: WASH CO COMMISSIONERS **Use:** EXEMPT COMMERCIAL

Principal Residence: NO

Mailing Address: WASH CO COURT HOUSE
 HAGERSTOWN MD 21740

Deed Reference: /00714/ 00616

Location & Structure Information

Premises Address: 1463 OAKMONT DR
 HAGERSTOWN 21740-0000

Legal Description: 2.29 AC OAKMONT DR
 OAKMONT IND PARK

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0057	0004	0539	10000.22	0000				2022	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			2.2900 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	5,700	5,700		
Improvements	0	0		
Total:	5,700	5,700	5,700	5,700
Preferential Land:	0	0		

Transfer Information

Seller: HORVATH ALEXANDER B	Date: 03/27/1981	Price: \$0
Type: ARMS LENGTH MULTIPLE	Deed1: /00714/ 00616	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	500	5,700.00	5,700.00
State:	500	5,700.00	5,700.00
Municipal:	500	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 10 Account Number - 035465

Owner Information

Owner Name:	KLINE KENNETH E & KLINE BARBARA E	Use:	COMMERCIAL
Mailing Address:	350 E 1ST ST HAGERSTOWN MD 21740-6448	Principal Residence:	NO
		Deed Reference:	/01016/ 00612

Location & Structure Information

Premises Address:	1462 OAKMONT DR HAGERSTOWN 21740-0000	Legal Description:	3.72 ACRES E/S OAKMONT DRIVE
--------------------------	------------------------------------------	---------------------------	---------------------------------

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0057	0005	0575	10000.22	0000				2022	
Town: None									Plat Ref:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			3.7200 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	372,000	372,000		
Improvements	0	0		
Total:	372,000	372,000	372,000	372,000
Preferential Land:	0	0		

Transfer Information

Seller: ALEXANDER HORVATH CARD 1692	Date: 11/21/1991	Price: \$40,000
Type: ARMS LENGTH IMPROVED	Deed1: /01016/ 00612	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

**** DELETED ****

Special Tax Recapture: None

Account Identifier: District - 10 **Account Number -** 005418

Owner Information

Owner Name: MORNINGSIDE EAST LLC **Use:** COMMERCIAL
Mailing Address: 10228 GOVERNOR LANE BLVD **Principal Residence:** NO
 SUITE 3002 **Deed Reference:** /02242/ 00202
 WILLIAMSPORT MD 21795-4064

Location & Structure Information

Premises Address: 1446 OAKMONT DR **Legal Description:** 6.15 ACRES
 HAGERSTOWN 21740-0000 1446 OAKMONT DRIVE
 W OF FUNKSTOWN

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 11265-11266
 0057 0005 0508 10000.22 0000 2022 **Plat Ref:**

Town: None

Primary Structure Built **Above Grade Living Area** **Finished Basement Area** **Property Land Area** **County Use**
 6.1500 AC

Stories **Basement** **Type** **Exterior** **Quality** **Full/Half Bath** **Garage** **Last Notice of Major Improvements**

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	615,000	615,000		
Improvements	0	0		
Total:	615,000	615,000	615,000	615,000
Preferential Land:	0	0		

Transfer Information

Seller: OAKRIDGE DEVELOPMENT 2002 LLC	Date: 01/29/2004	Price: \$60,000
Type: NON-ARMS LENGTH OTHER	Deed1: /02242/ 00202	Deed2:
Seller: DITTO VICTOR C	Date: 12/17/2002	Price: \$60,000
Type: NON-ARMS LENGTH OTHER	Deed1: /01887/ 00729	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 10 Account Number - 023513

Owner Information

Owner Name: BT-NEWYO LLC
 EDISON CORP
Use: COMMERCIAL
Principal Residence: NO
Mailing Address: ATN CORP REAL EST TAX DEPT
 55 GLENLAKE PARKWAY NE
 ATLANTA GA 30328-
Deed Reference: /01151/ 01042

Location & Structure Information

Premises Address: 217 E OAK RIDGE DR
 HAGERSTOWN 21740-0000
Legal Description: 6.61 ACRES
 217 E OAK RIDGE DR

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0049	0023	0940	10000.22	0000				2022	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1969	33,798 SF		6.6100 AC	

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
	DISTRIBUTION WAREHOUSE /		C3		

Value Information

	Base Value	Phase-in Assessments		
		Value	As of	As of
Land:	1,650,200	1,650,200	07/01/2022	07/01/2023
Improvements	498,500	498,500		
Total:	2,148,700	2,148,700	2,148,700	2,148,700
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
UPS RETIREMENT PLAN CORP	04/18/1994	\$1,000,000
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/01151/ 01042	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

ARTICLE 19 "HI" HIGHWAY INTERCHANGE DISTRICT¹²⁴

Section 19.1. Purpose

The Highway Interchange District is established to provide suitable locations for commercial activities or light industrial land uses that serve highway travelers, provide goods and services to a regional population, or uses that have a need to be located near the interstate highway system to facilitate access by a large number of employees, or the receipt or shipment of goods by highway vehicles. In addition to providing accessible locations, the Highway Interchange District is intended to protect the safe and efficient operation of the interchange and to promote its visual attractiveness. Site design guidelines will balance the needs for visibility with moderation of visual clutter, signs, and excessive lighting.

Section 19.2. Principal Permitted Uses

- (a) All Principal Permitted Uses allowed in the BL, BG, PB, and ORT Districts. Also permitted are all Principal Permitted Uses in the IR District except heliports and Commercial Communications Towers.
- (b) Agriculture, as defined in Article 28A, including animal husbandry facilities, as defined in Article 28A, which shall be subject to the requirements set forth in Article 22, Division IX.

Section 19.3. Special Exception Uses (Requiring Board Authorization after Public Hearing)

- (a) Building material sales and storage yards.
- (b) Feed and grain sales.
- (c) Animal hospitals, veterinary clinics, or kennels with outside runways or exercise areas shall comply with Section 19.7 and the outside runways or exercise areas shall be no less than 150 ft. from any dwelling, place of worship, school or institution for human care not located on the same lot.
- (d) Cemeteries, mausoleums, or memorial gardens.
- (e) Petroleum products storage tanks (above ground).
- (f) Any other use that the Board finds is functionally similar to any Principal Permitted Use or Special Exception listed in the BL or BG Articles. The Board shall not grant any special exception which is inconsistent with the purpose set forth for this district, nor which will materially or adversely affect the use of any adjacent or neighboring properties.
- (g) Truck stops.

¹²⁴

Revision 17, Article 19 deleted and replaced, 4/17/12, eff. 7/1/12 (RZ-10-005/ORD-2012-07)

- (h) Public utility buildings, structures, or uses not considered essential utility equipment, as defined in Article 28A.
- (i) Commercial Communications Towers, subject to the requirements of Section 4.22.

Section 19.4 Accessory Uses

Uses and structures customarily accessory and incidental to any Principal Permitted or Special Exception Use.

Section 19.5 Site Plan Review

All development, except agriculture, in the Highway Interchange District requires site plan review and approval and an approved Forest Stand Delineation and Forest Conservation Plan in accordance with Section 4.11. Animal husbandry facilities shall be subject to the requirements set forth in Article 22, Division IX. The Planning Commission shall apply the following general standards when approving site plans for development in the HI District:

- (a) **Interchange access:** First priority shall be given to insuring safe and uncongested access to and from the interstate highways from all connecting roads. Future as well as present traffic volumes shall be considered by the Planning Commission. In the site plan review, the Planning Commission shall consider the location and spacing of ingress and egress and shall not permit them where they will interfere with traffic movement to or from the approach ramps. Where determined appropriate to protect or improve the function and safety of the interchange and with the advice of the County Division of Public Works and/or the State Highway Administration, the Planning Commission may limit the number of access points or require that multiple properties share a common access point with the appropriate joint use agreements or cross easements. Frontage roads may be required when deemed appropriate by the Commission.
- (b) **Architectural and landscape design:** The Planning Commission shall consider the appearance of development from the interstate highway and other roads surrounding the site and may require modifications to the placement and orientation of buildings, structures or land uses, building materials, buffers, screening, landscaping, lighting, and signage with the goal of providing a positive and pleasing impression of Washington County.
- (c) **Signs:** All signage in the HI zoning district shall comply with the requirements of Article 22, Division II, and the following additional guidelines and requirements which are designed to limit visual clutter along the highway, improve the effectiveness of signage, and provide a pleasing and positive visual image.
 - 1. Portable signs are prohibited.

2. Individual business entities on adjacent but separate parcels are encouraged to share a single sign support structure. The Planning Commission may permit a ten percent (10%) increase in the three hundred (300) square foot maximum sign size limit for signage that shares a single support structure. The allowed ten percent (10%) increase may be used by each business sharing the same support structure to increase the maximum permitted sign size to three hundred thirty (330) square feet.
3. Sign support structures shall be a minimum of fifty (50) feet from the interstate right of way.
4. On lots that have interstate and secondary road frontage that would be permitted two (2) freestanding signs per Section 22.23(e), the Planning Commission may limit signage to only one (1) sign where it can be determined that one (1) sign can be visible from both road frontages.
5. Integral or building mounted signs permitted by Article 22, Section 22.23(c) are limited to three hundred (300) square feet.

Section 19.6 Height Requirements

No structure may exceed seventy-five (75) feet in height, including any sign that may be located on the top of the structure, except as provided in Article 23. Freestanding signs are limited to thirty-five (35) feet in height, as specified in Article 22, Division II.

Section 19.7 Lot Area, Lot Width, and Yard Setback Requirements¹²⁵

- (a) There is no minimum lot area or lot width in the HI District, except as noted in (b) below; it shall be a function of the required buffers, setbacks, and off-street parking requirements.

¹²⁵

Revision 18, Section 19.7 amended 4/11/17, eff. 4/21/17 (RZ-16-006/ORD-2017-04)

(b) Minimum yard requirements:

Use	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard
All Principal, Special Exception, and Accessory BL, BG, and ORT Uses	n/a	n/a	40 feet	10 feet ^{1,2,3}	10 feet ^{1,2,3}
All Principal Permitted IR Uses except heliports and Commercial Communication Towers	n/a	n/a	40 feet	25 feet ⁵	25 feet ⁵
Animal hospitals, veterinary clinics, or kennels with outside runways or exercise areas ⁴	2 acres	200 feet	50 feet	50 feet	50 feet

¹ Except as required in Section 19.8.

² Except as required in Section 19.3(c) and 19.3(i).

³ Except when adjacent to residential development, it shall be 25 feet.

⁴ See also Section 19.3(c).

⁵ Except when adjacent to residential development, it shall be 50 feet.

Section 19.8. Buffer Yards¹²⁶

In the HI District, any use which is subject to site plan review may be required to establish a buffer yard to minimize nuisance and/or compatibility issues. Buffer yards shall comply with the following standards:

- (a) The buffer yard may include any required side, rear, or front yard setbacks. Where there is overlap or conflict in the application of buffer yards and/or setbacks, the larger yard requirement shall apply.
- (b) Buffer yards shall not be required between common boundaries of parcels that are both zoned HI. It is assumed that uses allowed and setbacks provided within the HI district are sufficient to achieve the purpose of the district.
- (c) Where the adjoining lot is not zoned HI and is either zoned for or contains dwellings, hospitals, nursing homes, schools, or other institutions for human care, there shall be a seventy-five (75) foot buffer yard between the lot line and any area of the lot proposed for use with a principal permitted use or special exception use obtained from the IR or ORT District.
- (d) Where the adjoining lot is not zoned HI and is either zoned for or contains dwellings, hospitals, nursing homes, schools, or other institutions for human care, there shall be a 25-foot buffer yard between the lot line and any area of the lot proposed for use with a principal permitted use obtained from the BL, BG, or PB District.
- (e) Any outside storage of equipment, materials, or goods, whether as a principal use, a special exception, or an accessory use, shall provide a

¹²⁶

Revision 18, Section 19.8 amended 4/11/17, eff. 4/21/17 (RZ-16-006/ORD-2017-04)

buffer yard of fifty (50) feet where dwellings, hospitals, nursing homes, schools, or other institutions for human care are on an adjoining lot not zoned HI.

- (f) Perimeter screening shall be required where the adjoining lot is not zoned HI and is either zoned for or contains dwellings, hospitals, nursing homes, schools, or other institutions for human care. Screening may be in the form of vegetative screening, fencing, or both as determined by the Planning Commission as part of the site plan review process. Vegetative screening shall be planted along the length of the yard with evergreens or other suitable vegetation that will adequately provide a year-round opaque screen for noise, light glare, or other factors that may adversely affect abutting property owners. Vegetation shall be of a species having a minimum overall height of ten (10) feet and two (2) inch caliber at the time of planting. If fencing is preferred or used as a supplement it must be constructed of a durable material that will resist weathering, must create an opaque screen, and be of a height that provides effective screening to the adjacent use.
- (g) Other perimeter screening may be required along common boundaries of property zoned HI as determined by the Planning Commission as part of the site plan review process. Screening may be in the form of vegetative screening, fencing, or both as determined by the Planning Commission. The Planning Commission, in its review of the site plan, shall determine if the provided type, spacing, height, and planting schedule (if applicable) is appropriate based on the abutting uses, the type of stored material, its storage height, its noise-generating characteristics, its light-generating characteristics, and/or the hours of activity on the site.

Section 19.9 Additional Design Standards

(a) Lighting

All sites which will receive night use shall be provided lighting for safety and aesthetics. Lighting shall be provided in accordance with the regulations and guidelines contained in Article 22, Division X.

(b) Landscaping

1. Permeable areas of the site shall be landscaped with ground cover, shrubs, and trees according to the guidelines contained in Article 22, Division XI. If the new use is adjacent to any lot occupied by a dwelling, school, place of worship, or institution for human care not located on the same lot as said use or buildings, or any lot which is part of a duly recorded residential subdivision, it shall be effectively screened according to the buffering requirements contained in Article 22, Division XI.
2. When additional screening and buffering is required or appropriate to enhance compatibility between uses, it shall also be provided according to the regulations and guidelines contained in Article 22, Division XI.



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: Washington Land Company
c/o Daniel Sheedy
900 Queen Annes Court
Hagerstown MD 21740

Docket No: AP2023-014
Tax ID No: 10013062

Appellant: Virginia Scriverner
33 Hebb Road
Hagerstown MD 21740

Zoning: RT
RB Overlay: No
Zoning Overlay:
Filed Date: 03/24/2023
Hearing Date: 04/12/2023

Property Location: 222 & 226 Landis Road
Hagerstown, MD 21740

Description Of Appeal: Special exception to establish a bed and breakfast in the owner-occupied dwelling and a special exception to establish a short-term rental in the non-owner-occupied dwelling.

Appellant's Legal Interest In Above Property: Owner: No Contract to Rent/Lease: No
Lessee: No Contract to Purchase: Yes
Other:

Previous Petition/Appeal Docket No(s):

Applicable Ordinance Sections: Washington County Zoning Ordinance Sections: 7A (e) & (h)

Reason For Hardship:

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Residential Proposed Use: Bed & Breakfast & Short-term Rental

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

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

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

Handwritten signature of Virginia Scriverner over a line, with 'Appellant Signature' printed below.

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 27th day of March, 2023.

4-11-25
My Commission Expires

Handwritten signature of Debra Sue Eckard over a line, with 'Notary Public' printed below.



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

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

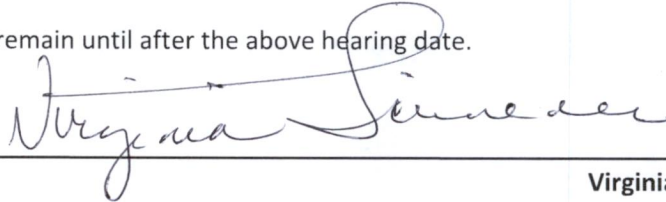
Docket No: AP2023-014

State of Maryland Washington County, To Wit:

On 3/24/2023, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Virginia Scriverner and made oath in due form of law as follows:

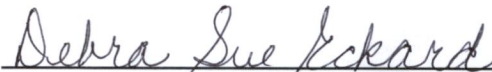
Virginia Scriverner will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 04/12/2023, and that said sign(s) will be erected 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 03/28/2023 and will remain until after the above hearing date.

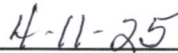


Virginia Scriverner

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

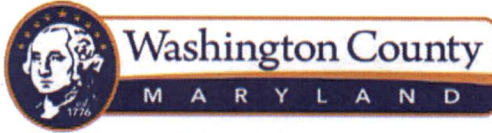


Notary Public



My Commission Expires

Seal



Division of
Planning & Zoning
OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Virginia Scrivener
is authorized to file an administrative adjustment with the Division of Plan Review & Permitting for
Short Rental, Bed-n-breakfast on property
located 226 Landis
The said work is authorized by WASHINGTON LAND CO.
the property owner in fee.

PROPERTY OWNER
WASHINGTON LAND CO LTD PART
Daniel Sheedy, GRD - PART
Name

Address

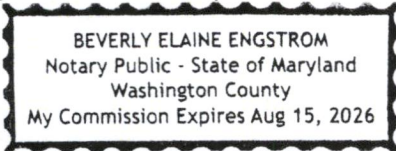
City, State, Zip Code

Daniel Sheedy
Owner's Signature

Sworn and subscribed before me this 25th day of January, 2023.

Beverly Elaine Engstrom
Notary Public

My Commission Expires:



AUTHORIZED REPRESENTATIVE

Name

Address

City, State, Zip Code

Virginia Scrivener
Authorized Representative's Signature

Sworn and subscribed before me this 27th day of March, 2023.

Debra Sue Eckard
Notary Public

My Commission Expires: 4-11-25

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

As supplemental testimony I am providing information related to the standards set forth in Section 25.6 of the Zoning Ordinance as follows:

(a) The number of people residing or working in the immediate area concerned.

As stated previously, the property is surrounded by residential uses. It is bounded on the west by the Londontown apartment complex, on the north and east by single family residential, and to the south by two large lot single family residential parcels that were once part of this land.

(b) The orderly growth of a community.

As our community continues to grow more small commercial businesses such as the one being proposed will be needed to support our local tourism economy. According to the Convention and Visitor Bureau, the County tourism economy is one of the largest supporting our tax base. The properties location near the edge, but still in the growth area, provides an ideal location for such a use.

(c) Traffic conditions and facilities.

Landis Road is a two-lane local road that transitions from the urban area into the rural area. There is very little traffic expected to be generated by the short-term residential rental therefore there should not be an significant impacts to the operation of the facility.

(d) The effect of such use upon the peaceful enjoyment of people in their homes.

As stated previously the property is bounded by residential uses. Short-term residential rentals mimic the same use patterns as a single family home in terms of noise, traffic, and general enjoyment. The single family home that exists on the property will continue to be used as a bed and breakfast as it is today. The guest home labeled on the attached drawings will house the short term residential rental. It is also an existing structure and no new residential structures are being proposed as part of this request. So the short term residential rental will actually be buffered from the most effected single family properties by the existing bed and breakfast.

(e) The conservation of property values.

As stated previously, this use mimics that of the residential uses that surround it. The commercial nature of the renting of the facility would be no different than that of the apartment complex next door except that rentals on my property would be shorter. All of the structures are existing and no new residential structures are being proposed for this use.

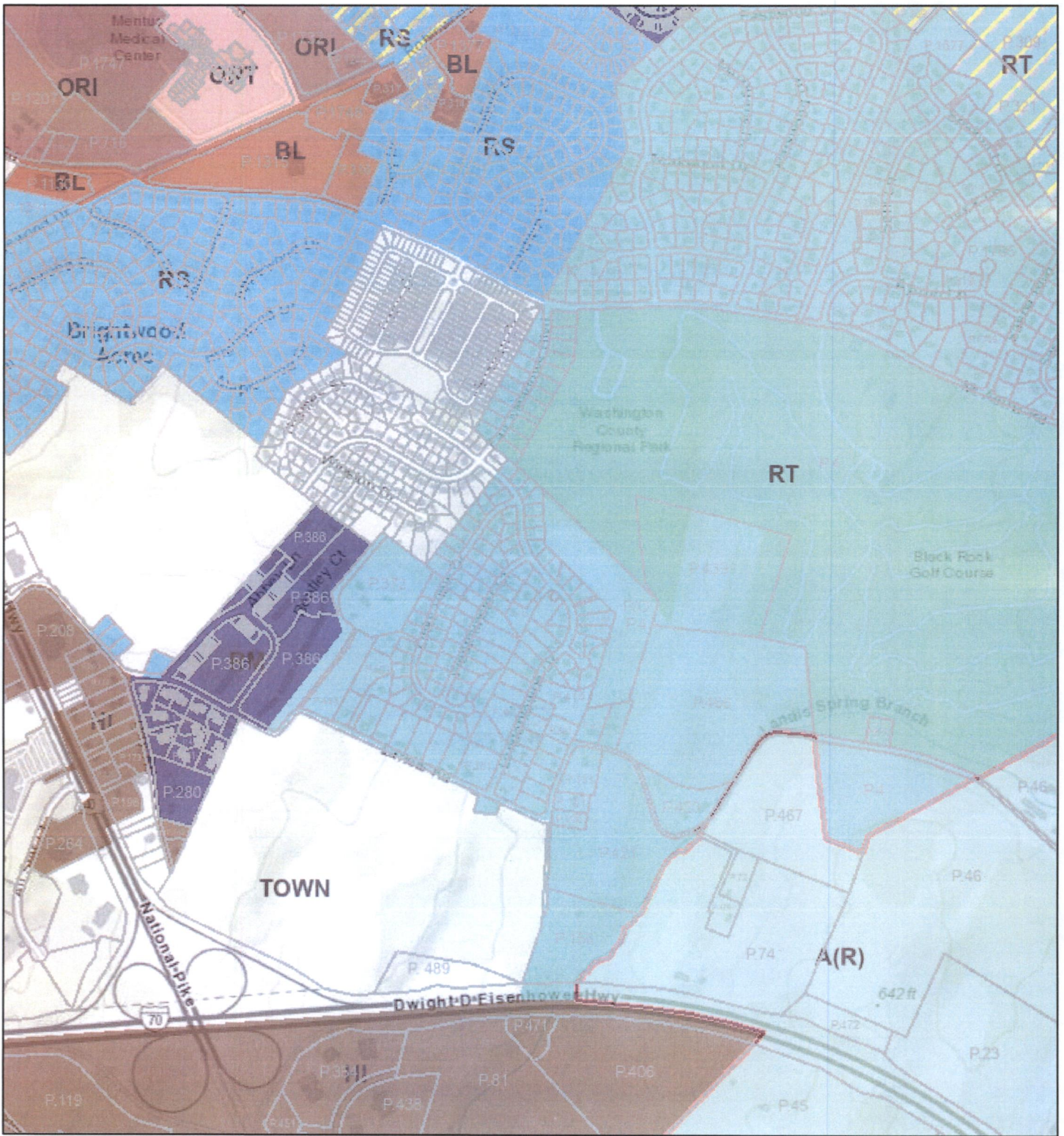
(f) The effect of odors, dust, gas, smoke, fumes, vibrations, glare and noise upon the use of surrounding property values.

This use will not produce odors, dust, gas, smoke, fumes, vibrations, glare or noise that would have a negative impact on surrounding property values.

(g) The most appropriate use of land and structure.

Our community is rich in history including the historically listed stone house that exists on this site and currently contains the bed and breakfast use. Known as the "Winders Farm" the property is listed on the Maryland Historic Inventory of Places as ID number WA-I-371. The house was built in the early 1800s as part of a larger farmstead owned by John Winders. The use of this home as a small

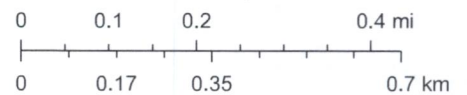
Washington County Zoning Review Map



3/26/2023, 8:39:16 AM

1:18,056

- | | |
|---------------------------------|-------------------------------|
| Parcels | Residential, Multi-Family |
| Zoning | Residential, Suburban |
| Agricultural (Rural) | Residential, Transition |
| Business, Local | Municipal |
| Highway Interchange | Zoning Overlay |
| Office, Research and Technology | Historic Preservation Overlay |
| Office, Research and Industry | Planned Unit Development |



Washington County Planning Department, City of Hagerstown, Frederick County, WashCo MD, Esri, HERE, Garmin, INCREMENT P, USGS, METI/ NASA, EPA, USDA

Washington County, Maryland

This map is provided for informational purposes only. All data should be verified with respective sources.



BOARD OF ZONING APPEALS

80 West Baltimore Street | Hagerstown, MD 21740 | P: 240.313.2460 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

Appeal for Special Exception

Appeal is hereby made for a special exception under the Washington County Zoning Ordinance as follows:

Location 226 Landis Rd, Hgr. MD 21740

Appellant's present legal interest in above property: (Check One)

Owner (Including Joint Ownership) Lessee Contract to rent/lease

Contract to Purchase Other

Use Proposed: Short term residential rental + Bed + Breakfast Reception only

Zoning Ordinance section and subsection(s) providing for proposed use:

7A.2

If filing functionally similar to a principal permitted use or special exception use, please list the use and describe the use similarities:

Provide Detailed Explanation on Separate Sheet

Has any previous petition or appeal involving this property been made to the Board?

Yes No

If yes, give docket number(s):

Additional comments, if any:

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.

Virginia Scriver
Signature of Appellant

vscrivener@yahoo.com
Email of Appellant

33 Hebb Rd, Hgr, MD 21740
Address of Appellant

301-964-4895
Phone Number of Appellant

This appeal form is to be used to assist the customer in gathering the information necessary to submit an application. However, the application shall be processed in person.

The property at 226 Landis Road is currently zoned RT, which allows for both short term rentals and a Bed and Breakfast as a special exception use, under ordinance #2021-13. The property is bordered by apartments on one side which are zoned RM and single family homes which are zoned RT on the other side. The property is just over 9 acres allowing for adequate set backs and creating little or no impact on the surrounding community. Off street parking areas are already present. Signage is already present along Landis Road and will not significantly change. Allowing for a short term rentals and a Bed and Breakfast at this location will allow this historic property to be maintained in as close to its current form as possible.

Proposed employees will most likely be 1 to 2 people on a variable schedule. Hours of operation will be 24 hours to accommodate people's ability to come and go. Lighting and landscaping will be residential type to continue the peaceful nature of the current location.

Neighbors:

Robert Miller
Links View Rd
Hagerstown, MD 21740

David Bedard
1943 Winston Dr
Hagerstown, MD 21740

Patrick McHose
447 Links View Rd
Hagerstown, MD 21740

Duane Stefan
1937 Winston Dr
Hagerstown, MD 21740

David Tune
441 Links View Rd
Hagerstown, MD 21740

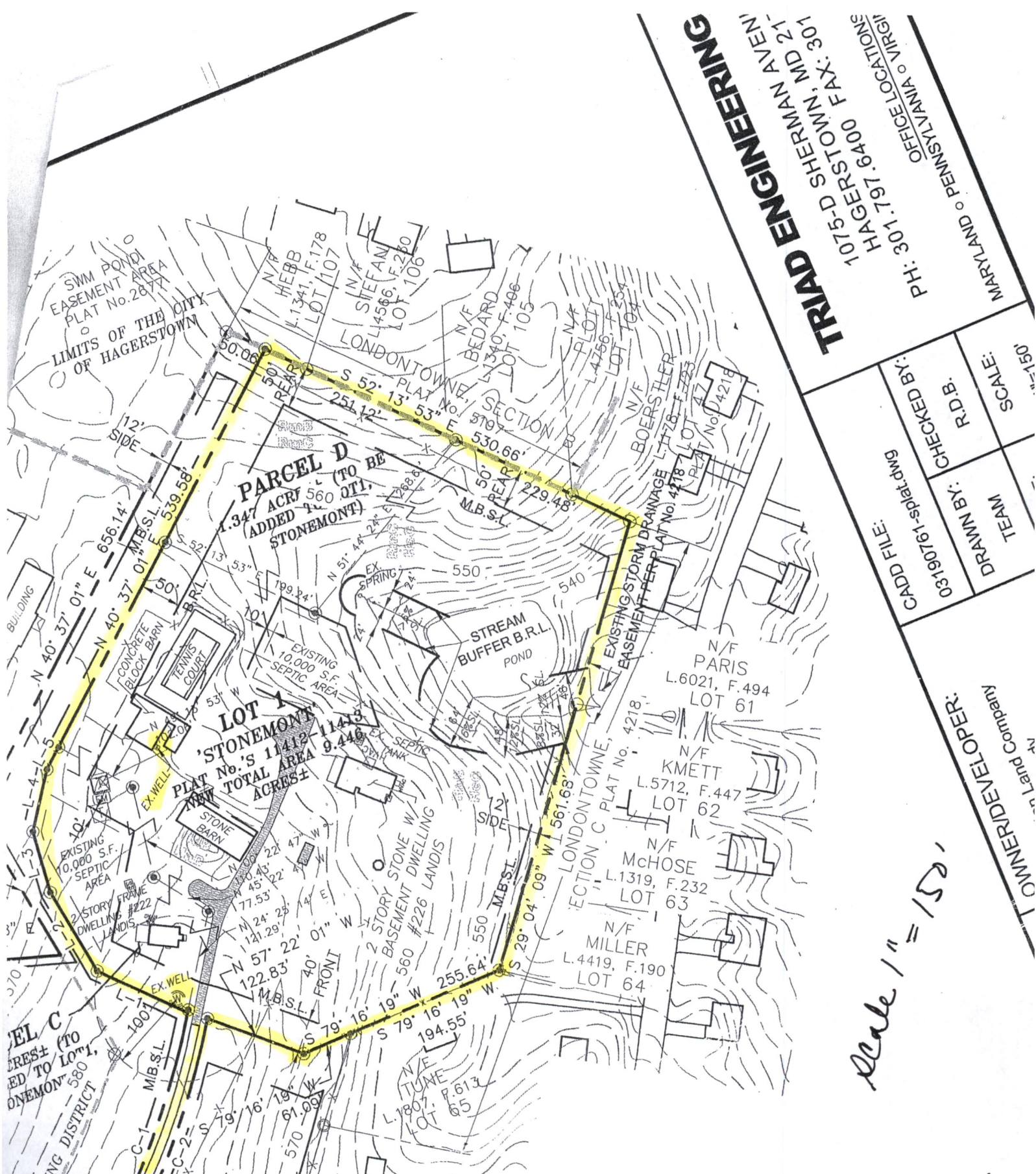
Peggy Hebb
1931 Winston Dr
Hagerstown, MD 21740

Aaron Kmett
451 Links View Road
Hagerstown, MD 21740

Washington Land Company
c/o Dan Sheedy
226 Landis Rd
Hagerstown, MD 21740

Shawn Paris
457 Links View Road
Hagerstown, MD 21740

Richard Boerstler
463 Links View Road
Hagerstown, MD 21740

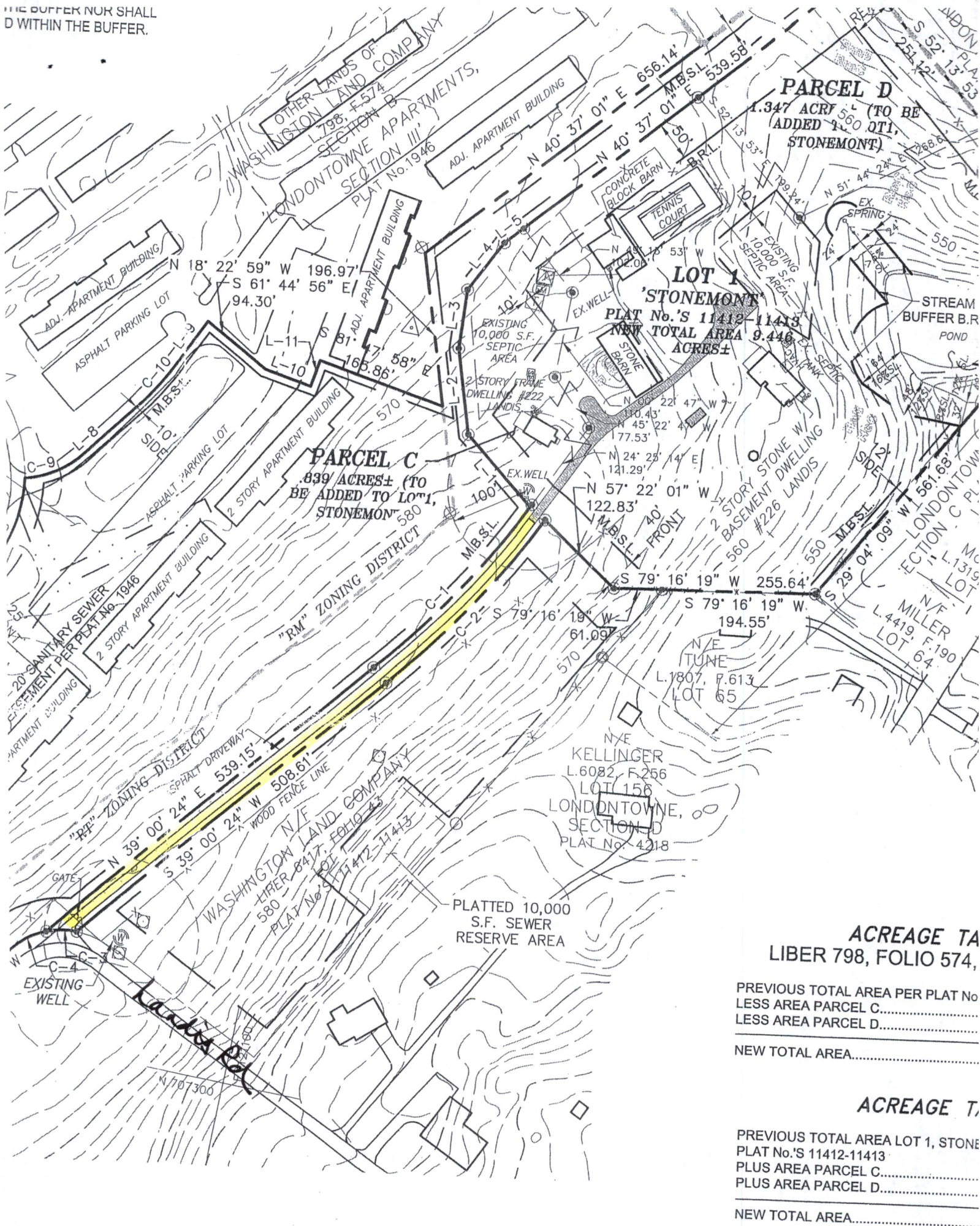


Scale 1" = 150'

TRAD ENGINEERING
 1075-D SHERMAN AVENUE
 HAGERSTOWN, MD 21-
 OFFICE LOCATIONS
 PH: 301.797.6400 FAX: 301-
 MARYLAND • PENNSYLVANIA • VIRGINIA

OWNER/DEVELOPER: N. Land Company	SCALE: 1"=150'
CADD FILE: 03190761-spl.dwg	TEAM
DRAWN BY: R.D.B.	CHECKED BY:

THE BUFFER NOR SHALL
D WITHIN THE BUFFER.



PARCEL D
1.347 ACRES± (TO BE
ADDED TO LOT 1,
STONEMONT)

**LOT 1
'STONEMONT'**
PLAT No.'S 11412-11413
NEW TOTAL AREA 9.446
ACRES±

PARCEL C
0.839 ACRES± (TO
BE ADDED TO LOT 1,
STONEMONT)

ACREAGE TA
LIBER 798, FOLIO 574,

PREVIOUS TOTAL AREA PER PLAT No
LESS AREA PARCEL C.....
LESS AREA PARCEL D.....
NEW TOTAL AREA.....

ACREAGE T,

PREVIOUS TOTAL AREA LOT 1, STONE
PLAT No.'S 11412-11413
PLUS AREA PARCEL C.....
PLUS AREA PARCEL D.....
NEW TOTAL AREA.....