



Town of North Beach Planning Commission Minutes
February 7, 2022

The meeting was called to order at 7:02 p.m. by Jerome Hansen, Chairman. In attendance was Steve Anadale, Jennifer Hummel, Celia Molofsky, Stacy Milor, Town Clerk and Rick Crump, Zoning Administrator.

This meeting of the North Beach Planning Commission will proceed virtually, as permitted under the Maryland Open Meetings Act. All information and documentation related to the meeting: <https://go.boarddocs.com/md/nbeach/Board.nsf/Public#>

Advisory Opinion for Board of Appeals Case – 9220 Atlantic Avenue – Construction of a Single-Family Home. This property has a variance hearing scheduled for Monday, February 28, 2022, at 7:00 p.m. The applicant is requesting the following variances: a) reduction in the south side setback from 8' to 2'; b) reduction in the front yard setback from 15' to 10'; c) reduction in the rear yard setback from 20' to 12'; d) increase in the minimum building height from 40' to 42'; e) and a reduction in the open space requirement from 40% to 29%. The Planning Commission members had a lengthy discussion regarding the multiple variances requested for the project. The Town of North Beach has received two letters with objection to the project. Letters are included into the public record of this meeting. The adjacent homeowners were in attendance and gave public comment. Chairman Hansen advised all adjacent property owners to attend the public Board of Appeals Meeting on Monday, February 28, 2022, at 7:00 p.m. to give additional testimony.

The North Beach Planning Commission gave the following opinions on the variances:

- a) Side yard setbacks reduction (Southside - 3 feet & Northside 2 feet) All members had no objection to the variance.
- b) Front Yard setback reduction - All members had no objection to the variance.
- c) Rear Yard - 20 feet to 12 feet – Commission members object to this reduction. Commission members would like to see the planting schedule for this project, including the back yard space.
- d) Increase the height from 40' to 42' – All members objected to the increase in height.

e) Reduction in the gross coverage area 40% to 29% - All Commission members object to this reduction.

Advisory Opinion for Board of Appeals Case – 8806 Erie Avenue

During the Planning Commission Meeting the homeowner called and pulled the request. Email included for the record.

Meeting closed at 8:30p.m. upon motion made by Celia Molofsky; seconded by Jennifer Hummel. All in favor. Motion carries.