



The Jewel of the Chesapeake Bay
North Beach, Maryland

Town of North Beach Planning Commission Minutes
November 17, 2022

The meeting was called to order at 7:00 p.m. by Jerome Hansen, Chairman. In attendance were Steve Anadale, Celia Molofsky, Bill Heiner, Jennifer Hummel and Rick Crump, Zoning Administrator.

This meeting of the North Beach Planning Commission proceeded 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#>

Minutes from the October 27, 2022, Planning Commission Meeting

MOTION made by Celia Molofsky to approve the minutes from the October 22, 2022, meeting as amended with a correction to the spelling of her last name. Seconded by Bill Heiner. All in favor. Motion carries.

Multifamily Residential in CM District – 9106 Chesapeake Avenue, North Beach, MD 20714

The applicant is proposing to tear down the single-story structure and build a 3-story, 3-unit multifamily structure. The proposed site plan does not meet the required setbacks and the proposed project will need to go before the Board of Appeals for variances. The proposed project is located inside the Maryland Critical Area designation, located in the CM IDA district, lot size is 3,750 square feet, the Water Quality Management Plan and Landscape Plan will be completed prior to the project going before the Board Of Appeals. Two concerns of the commission are: 1) Is the property owner permitted to build a residential rental without a commercial unit? 2) All parking should be in the rear of the property and no parking in the front.

MOTION made by Celia for the project to move forward to the Board of Appeals with the recommendation from the Planning Commission to allow the 3-foot side setbacks. Seconded by Bill Heiner. All in favor. **Motion carries.**

The meeting closed at 8:01 p.m. upon a motion made by Celia Molofsky; seconded by Bill Heiner. All in favor. Motion carries.