



*The Jewel of the Chesapeake Bay*  
**North Beach, Maryland**

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Town of North Beach Planning Commission  
September 24, 2020

The meeting was called to order at 7:00 p.m. by Stacy Milor, Town Clerk. In attendance was Stacy Milor, Rick Crump, Jerome Hansen, Kirk Betts, Celia Molofsky and Bill Heiner

**Minute Approval**

A Motion to approve the minutes as presented from February 27, 2020 was made by Kirk Betts with three clerical corrections. Seconded by Jerome Hansen to approve with clerical corrections. All in favor. Motion carries.

**Chairman Appointment**

A Motion was made by Kirk Betts to nominate Jerome Hansen as the Chairman of the North Beach Planning Commission. Jerome Hansen accepts this nomination. Seconded by Celia Molofsky. All in favor. Motion carries.

A Motion was made by Kirk Betts to nominate Bill Heiner as the Vice Chair of the Planning Commission. Bill Heiner accepts this nomination. Seconded by Celia Molofsky. All in favor. Motion carries.

**Category I Project – 4109 8<sup>th</sup> Street**

Rick Crump, Zoning Administrator gave his report on this property. The property was recently involved in a fire and is a total loss. The applicant was approved the following variances from the Board of Appeals on September 1, 2020 - a) Reduction in the rear yard setback from 20' to 5'; b) Reduction in the side yard setbacks on the east and west side from 8' to 2.5' and c) reduction in the open space requirements from 40% to 28%. Planning Commission members voiced their concerns over the project, i.e. concerns over the large reduction in the side yard setback, the size of the house for the lot. The members also read the concerns of the Board of Appeals from the staff report, i.e. placement of rain barrels, AC units and gas tanks. The applicants received several letters from adjacent property owners in support of her project.

MOTION made by Kirk Betts to approve the project as presented. Seconded by Bill Heiner. AYE: Jerome Hansen, Bill Heiner, Kirk Betts, NAY: Celia Molofsky – Motion carries.

**Category I Project – 8916 Erie Avenue**

The applicant was not in attendance. The Commission members had several questions regarding the project. MOTION made by Mr. Betts to table this project until the next meeting. Seconded by Celia Molofsky. All in favor. Motion carries.

### **Category I Project – 4016 7<sup>th</sup> Street**

- Rick Crump, Zoning Administrator gave a staff report on this project. At the Planning Commission Meeting the application is requesting the Re-Plat of Residential Lot into 2 lots, and Site Plans for 2 new Residential Single Family. The Board of Appeals approved the following variances on September 1, 2020:
- A reduction in the rear yard setback from 20' to 13' for proposed lot 1R & 2R
- A Southside yard setback from 8' to 5' for proposed Lot 1R
- A Northside yard setback from 8; to 5; for proposed Lot 2R

Commission members discussed this project in detail taking into consideration the adjacent property owners concerns, i.e., additional homes in the neighborhood which do not fit the design guidelines, stormwater management, homeownership versus rental property, additional cars and parking. Adjacent neighbors expressed concerns for the stormwater management from the new homes being constructed and how this would be handled on the property.

One Notation – The Storm drain at the end of 8<sup>th</sup> and Dayton Avenue should be evaluated by the Public Works Department.

Motion made by Kirk Betts to re-plat both lots as presented. Seconded by Bill Heiner. All in favor. Motion carries.

Motion made by Celia Molfosky to approve LOT 1R Site Plan as presented. Seconded by Kirk Betts. All in favor. Motion carries.

Motion made by Bill Heiner to approve LOT 2R Site Plan as presented. Seconded by Celia Molfolsky. All in favor. Motion carries.

### **Change in Use – 4109 7<sup>th</sup> Street**

Celia Molfosky abstained from participating in this application since she was the previous owner of this establishment. The new owners are applying to change the use from retail to tavern and will offer their services inside and outside in the rear the property. They will not operate a kitchen but will offer food service through take-out arrangements with Neptune's and Hook and Vine. They will have music when they are open. The interior will undergo a remodel to add an additional bathroom.

Kirk Betts moved to approve the change in use to Tavern with take-out food from North Beach restaurants and with the condition that outdoor acoustic unamplified music must cease by 9 p.m. Seconded by Bill Heiner. All in favor. Motion carries.

Meeting closed at 9:30 p.m. upon motion made by Kirk Betts. Seconded by Bill Heiner.  
All in favor. Motion carries.