

MINUTES OF PUBLIC HEARING
TALBOT COUNTY BOARD OF APPEALS

February 24, 1997

APPEAL NO. 1004

Pursuant to due notice, a public hearing was held by the Talbot County Board of Appeals at the Court House, Easton, Maryland, at 7:30 p.m., on February 24, 1997, on Application of Demetrios G. Frankos for a special exception to permit the establishment of a mini warehouse facility in the VC zone at McDaniel, Maryland for property located at 22641 Walker's Turn Road, McDaniel, Maryland 21647.

Among those present were Messrs. Shortall, Jr.; Penny, Sun; Mrs. Lowe and the chairman, John M. Barto, who presided, constituting the Board of Appeals. Also present was W. Thomas Fountain, attorney to the Board.

The Applicant was represented by Jerry Barrow of 21641 Camper Street, Tilghman, MD 21671 pursuant to written designation. The only persons present were Mr. Barrow and Ms. Rondi Alstrom who appeared in support of the application. Both Ms. Alstrom and Mr. Barrow were sworn.

The Chairman noted for the record that all members of the Board had visited the site.

The following Exhibits were entered into evidence as indicated:

1. Application for an appeal for mini storage in the VC zone.
2. Letter of authorization from the Applicant, Demetrios G. Frankos, to Mr. Barrow.
3. Tax Map Tracing of the property in question, being shown as parcels 167 and 234 on Tax Map 22.
4. Public Notice of Appeals Hearing.
5. Certification from The Star Democrat of publication of Notice of Public Hearing.
6. Notice of Public Hearing with list of property owners attached and Planning Commission comments. The Applicant indicated that all proper parties were listed.
7. Special Exception Requirements.
8. Staff report.

9. Sign Maintenance Agreement.
10. Sign affidavit. The property was posted on March 6th by Mr. Barrow and the sign was in place as of the Hearing.
11. Site plan by William Craig dated January 24, 1997.
12. Landscape plan also by Mr. Craig dated February 4, 1997.

Turning to special exception criteria, the Applicant noted that the text amendment approved by the Talbot County Council allows the proposed mini storage use in a VC zone by special exception and that therefore the application is consistent with the Talbot County Comprehensive Plan. The Applicant further testified that the building would be greatly improved in appearance and the property itself will be cleaned up and landscaped. There are commercial operations nearby and the mini storage will be consistent with those existing commercial uses. The building has been abandoned for over seven years and the proposed use will greatly improve the neighborhood. All outdoor lighting will be directed in such fashion as not to interfere with adjacent properties. Although the facility may be open 24 hours a day, most of the use will be during the daytime. Traffic is sporadic through the facility and the proposed use will not create traffic hazards or congestion in the area nor overburden existing facilities for traffic. Most patrons of the facility would make no more than one visit per month. Approximately 28 storage units are proposed, all to be located inside the existing building. Access to the storage lockers will be from inside the building and various size units will be offered. Access to the property is by private road and no public facilities or services will be utilized.

There are no adjacent existing agricultural uses to be affected by the proposed use and the Applicant has obtained wetlands delineations and surveys, as a result of which he has been advised that he would not adversely affect the environment or surrounding areas. There will be no trash, odors, noise, glare, vibration, air or water pollution generated by the storage facility.

There being no further testimony to be offered or witnesses to come before the hearing, the chairman called for discussion among members of the Board as to the application before it. After some discussion among members of the Board, upon motion duly made, seconded and unanimously carried, the Board found that the Applicant had through both the oral and written testimony submitted to the Board, as a matter of law satisfactorily met his burden of proof and addressed the criteria for the granting of the special exception. Upon further motion made, seconded and duly carried, IT WAS:

RESOLVED BY THE TALBOT COUNTY BOARD OF APPEALS IN THE MATTER OF APPEAL NO. 1004 that the Applicant, Demetrios G. Frankos be and is hereby granted a special exception for mini-storage facility for property located at 22641 Walker's Turner Road, McDaniel, Maryland 21647.


The vote of the Board was unanimous.

Given over our hands and seals this 26th day of March, 1997.

TALBOT COUNTY BOARD OF APPEALS



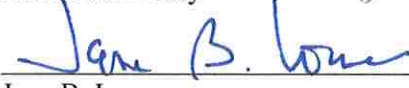
John M. Barto, Chairman



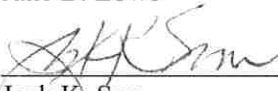
Paul L. Shortall, Jr.



Robert M. Penny



Jane B. Lowe



Jack K. Sun