



**City of Annapolis**  
Board of Appeals  
Department of Planning and Zoning  
145 Gorman Street, 3<sup>rd</sup> Fl  
Annapolis, MD 21401-2529

410-260-2200 • Fax 410-263-1129 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

**Board of Appeals  
Virtual Public Meeting**

Can be viewed at: <https://www.youtube.com/c/AnnapolisBoardsandCommissions>

Tuesday August 4, 2020

7:00 p.m.

*A virtual meeting is when people regardless of location, use video and audio to link up online. A virtual meeting allows people to share information and data in real-time without being physically located together.*

- A. Call to Order – Bob Gallagher, Chair
- B. Roll Call
- C. Approval of Agenda

- D. Approval of Minutes
  - 1. July 7, 2020

- E. Approval of Findings
  - 1. SE2020-002: 110 Compromise Street

- F. Public Hearing

- 1. SE2020-003: Special Exception Application by St. Paul’s Lutheran Church, property owner and Chesterton Academy of Annapolis, business owner, to establish a private school for grades K thru 12, on property located at 31 Rowe Blvd. **PUBLIC HEARING WILL BE LEFT OPEN UNTIL August 19, 2020**

- 2. APL2020-002: Preliminary Matters related to the Appeal of the decision by the Director of the Department of Planning and Zoning, dated May 26, 2020, regarding the Certification of Adequate Public Facilities for the Lofts at Eastport Landing (SDP2018-006) and the approval, dated May 28, 2020, of the Mitigation Plan for Certificate of Adequate Public Facilities for the Redevelopment of Eastport Shopping Center filed by Stephen H. Rogers, pro se, and Charles T. Henney, Jr. with counsel, Heidi L. Halleck, Esq.:

- Appellants’ Notice of Appeal and Motion to Strike or Vacate
- Appellant Stephen H. Rogers Notice of Pro SE Appeal Of Remanded Revised Decision of the Director of Planning And Zoning to Approve the Certificate of Adequate Facilities for the Lofts at Eastport Landing AKA Eastport Shopping Center In the Case of Appeal Vacation APL 2018-002
- City of Annapolis’ Opposition to Appellants Motion to Strike
- Applicants Response to Appellants Motion to Strike
- City of Annapolis Response to Appellants Appeal

**HEARING TO BE RESCHEDULED - APPELLANT FAILED TO MEET ADVERTISING REQUIREMENTS**

Information related to the projects can be found in etrakit at <https://etrakit.annapolis.gov/Search/project.aspx>.

- G. New Business

- 1. Extension Request: SE2017-003 & VAR2017-007 - Special Exception and Variance applications by SPCA of Anne Arundel County, property owner, to redevelop the existing animal buildings and

associated improvements into new animal buildings and updated associated improvements. New animal buildings, parking areas, secondary entrance, and existing entrance road widening is proposed. The project also includes a variance request to allow disturbance to an area within the 100-ft stream buffer as well as disturbance to steep slopes, on property located at 1815 Bay Ridge Avenue. *Originally approved by the BOA on 08/14/2019.*

2. Extension Request: SE2018-002 – : Special Exception Application by Jemal's Margaret Steele 1723 LLC, property owner and Church MRG LLC and Mindful Restaurants Group, business owners for a Standard Restaurant with Alcoholic Beverage Service, a Bar, Live Entertainment and Hours of Operation until 2 AM on property located at 18 Church Circle *Originally approved by the BOA on 12/31/2018. First extension approved by BOA on 1/7/2020*

#### H. Adjournment

*If you would like to submit public testimony, we have included a new link allowing written testimony to be submitted into the recorded minutes of the meeting. Submit written testimony: <https://www.annapolis.gov/BoardofAppealsComments>*

*Anyone needing reasonable accommodation to be able to participate in a public meeting held by the City of Annapolis should contact the Constituent Services Officer at 443-221-0699 or by MD Relay (711), or by email at [boards@annapolis.gov](mailto:boards@annapolis.gov) at least five days prior to the meeting date to request assistance.*

Next Public Hearing: August 19, 2020