



## MINUTES

# Board of Appeals

**May 2, 2023 7:00 pm**

### Virtual Meeting

The Board of Appeals of the City of Annapolis held its regularly scheduled public meeting on April 4, 2023 as a virtual meeting. **Chair** Gallagher called the meeting to order at 7:02 pm.

**Commissioners Present:** **Chair** Robert Gallagher, Michael Walsh, Dr. Nadine Chien

**Commissioners Absent:** Christian Zazzali, Robert Hector III

**Staff Present:** Kim Burke, Planning and Zoning, Jacquelyn Rouse, Planning & Zoning, Tom Smith, Acting Director, Planning & Zoning, Mark "Tripp" Fulton, Assistant City Attorney

**Others Present:** Lisa Bell, Counsel to the Board, Selin Demir, Counsel to the Board

#### **A. APPROVAL OF AGENDA**

Mr. Walsh moved to approve the agenda. Dr. Chien seconded the motion. The motion passed 3-0.

#### **B. APPROVAL OF MINUTES**

Dr. Chien moved to approve the minutes of the April 4, 2023 meeting as written. Mr. Walsh seconded the motion. The motion passed 3-0.

#### **C. PUBLIC HEARINGS**

1. Special exception application by Sandra Rosswork, property owner to establish an accessory dwelling unit on property located at 511 Chesapeake Avenue. SE2023-0002. Information related to the project can be found at

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[https://selfserve.annapolis.gov/EnerGov\\_Prod/SelfService#/home](https://selfserve.annapolis.gov/EnerGov_Prod/SelfService#/home)  
*POSTPONED AND RE-ADVERTISED FOR MAY 17, 2023*

2. Variance application by Richard Mihills, property owner, for a 2-foot reduction to the 6-foot side yard setback requirement in order to allow the replacement of the deck on the side of the existing house, on property located at 1014 Timber Creek Drive. VAR2023-0008. Information related to this project can be found at [https://selfserve.annapolis.gov/EnerGov\\_Prod/SelfService#/home](https://selfserve.annapolis.gov/EnerGov_Prod/SelfService#/home)

Ms. Burke introduced the project. Favorable written comments have been received from the adjacent property owner and the Homeowners' Association.

The Board Members asked questions clarifying that the deck size will not change from the original, and that the variance is needed for new footings. In deliberations, the Members agreed that the Applicant has met the requirements for variance.

Mr. Walsh moved to approve the application. Dr. Chien seconded the motion. The motion passed 3-0.

**Chair** Gallagher admitted the following Applicant exhibits into the record.

EXHIBIT NUMBER	EXHIBIT
A.1	Review criteria
A.2	List of owners
A.3	Survey
A.4	Deck layout

**Chair** Gallagher admitted the following Staff exhibits into the record.

EXHIBIT NUMBER	EXHIBIT
C.1	Staff report dated 4/17/23

**Chair** Gallagher admitted the following Public Comment exhibits into the record.

EXHIBIT NUMBER	NAME	ADDRESS	EXHIBIT
T.1	Timber Creek HOA Board	P.O. Box 5812 Annapolis, MD 21403	Letter, undated
T.2	Jim & Amy Hunt	1016 Timber Creek	Email 4/22/23

3. Special Exception application by FWCI Annapolis 2, LLC, property owner and FWCI Annapolis 2, LLC and Ogle Hall Alumni Organization, Inc., co-applicants to establish a twenty (20) room inn and a social organization on the property

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located at 247 King George St. and 49 College Ave. SE2022-007. Information related to this project can be found at [The etrakit page.](#) *CONTINUED TO MAY 17, 2023*

Those wishing to testify were sworn in by **Chair** Gallagher.

Staff reported that adequate public notification was accomplished since the last meeting.

Corey Chonskey, and Vadim Rey, Co-owners/Applicants, in addition to William Williams, Architect, addressed the Commission, and spoke about the intended use of the property, interior conversions planned, the hours of operation and market, parking, code compliance measures, valet program and the social events anticipated for the property.

Live public testimony was given by Robin Elliott.

The Board Members asked questions for clarification about the relationship between the owners of the inn and the social organization members, the types of events that would be held, the room occupancy/visitor volume potential, valet coverage timeframes, and what activities would occur in the office space.

Phil Dales, Attorney for the Applicant, added in response to questions from the Board during the previous meeting, that up to two Electric Vehicle charging stations could be added to the employee parking area, and certain landscaping elements are planned for the courtyard as an added measure toward environmental impact mitigation, subject to approval by the Historic Preservation Commission.

The hearing was adjourned until the May 17, 2023 meeting.

**Chair** Gallagher admitted the following Applicant exhibits into the record.

EXHIBIT NUMBER	EXHIBIT
A.11	Resolution and Alumni Organization member list (4 pages)
A.12	Letter from Drum, Loyka Surveyors dated 5/2/23

**Chair** Gallagher admitted the following Public Comment exhibits into the record.

EXHIBIT NUMBER	NAME	ADDRESS	EXHIBIT
T.16	Erik Evans	P.O. Box 6351, Annapolis, MD 21401	Email dated 5/1/23

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<b>T.17</b>	Sarah Clarke	240 Prince George St	Email dated 4/26/23
<b>T.18</b>	Kelly Fitzgerald	39 Maryland Ave	Email dated 5/5/23
<b>T.19</b>	Obiageli Miller	110 East St	Email dated 4/12/23
<b>T.20</b>	Stephen Rochereau	22 East Stt	Email dated 4/17/23
<b>T.21</b>	Wes Farrell		Email dated 5/1/23
<b>T.22</b>	Bob Gast/USNA Alumni Assoc	247 King George St	Email dated 5/2/23

**D. ADJOURNMENT**

With there being no further business before the Board, Mr. Walsh moved to adjourn. Dr. Chien seconded the motion. The motion passed 3-0 and the meeting adjourned at 8:46 pm.

The next meeting of the Board of Appeals is scheduled for May 17, 2023 at 7:00 pm as a virtual public meeting.

Kimberly Consoli, Recorder

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