



# City of Annapolis

Department of Planning & Zoning  
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## Board of Appeals VIRTUAL PUBLIC HEARING August 4, 2020

The Board of Appeals of the City of Annapolis held its regularly scheduled meeting on August 4, 2020 as a virtual public meeting. **Chair** Gallagher called the meeting to order at 7:00pm.

**Commissioners Present:** **Chair** Robert Gallagher, **Vice Chair** Christian Zazzali, Dr. Nadine Chien, Michael Walsh, Robert Dews, Andrew Burnett

**Staff Present:** Jacquelyn Rouse

**Others Present:** Sheryl Wood-Counsel to the Board

### **C. APPROVAL OF AGENDA**

Mr. Walsh moved approval of the agenda as submitted to move Public Hearing #1 up on the agenda. Mr. Dews seconded the motion. The motion passed unanimously in a vote 5-0.

### **D. APPROVAL OF MINUTES**

#### **1. July 7, 2020 Meeting Minutes**

**Vice Chair** Zazzali moved approval of the July 7, 2020 meeting minutes as written. Mr. Walsh seconded the motion. The motion passed unanimously in a vote of 5-0.

### **E. APPROVAL OF FINDINGS**

#### **1. 110 Compromise Street**

**Vice Chair** Zazzali moved approval of the 110 Compromise Street findings. Mr. Walsh seconded the motion. The motion passed unanimously in a vote of 5-0.

### **F. PUBLIC HEARING**

#### **1. St. Paul's Lutheran Church, #SE2020-003**

Ms. Rouse presented the special exception application by St. Paul's Lutheran Church to establish a private school for grades 9-12. There were two previous special exceptions granted to the Church to operate a school at this location. She recommends approval of the special exception request as all of the standards have been met.

Mr. George, Chestertown Academy, spoke on the application.

There was no written public testimony submitted at the time of the meeting however, the record will remain open to accept written testimony until August 19, 2020 at which time the Board will deliberate on the project.

**Chair** Gallagher accepted the following exhibits into the record.

Exhibit Number	Submitted by Staff Board of Appeals Exhibit Type
A	Staff Memorandum dated July 28, 2020 with attachments

**2. Adequate Public Facilities Appeal 2020-002: HEARING TO BE RESCHEDULED**

**G. NEW BUSINESS**

**1. SPCA of Anne Arundel County Extension Request, SE2017-003 & VAR2017-007**

Ms. Brown explained that there were changes to the noise control and the stormwater management that needed to be address. Mr. Price added that there is a stream remediation project to address the stormwater management so this is part of the reason for the delay. There were also issues to address the noise mitigation and architectural design changes which also contributed to the delays. The applicant is requesting a six-month extension.

**Chair** Gallagher approved the request for a six-month extension.

**Vice Chair** Zazzali moved to accept **Chair** Gallagher recommendation for approval. Dr. Chien seconded the motion. The motion passed unanimously in a vote of 5-0.

**Chair** Gallagher accepted the following exhibits into the record.

<b>Exhibit Number</b>	<b>Submitted by Staff Board of Appeals Exhibit Type</b>
<b>A</b>	Andrew Price Letter dated July 1, 2020 with attachments

**2. Jemal's Margaret Steele 1723 LLC Extension Request, SE2018-002**

This extension request was postponed to the September 1, 2020 meeting.

**Chair** Gallagher accepted the following exhibits into the record.

<b>Exhibit Number</b>	<b>Submitted by Staff Board of Appeals Exhibit Type</b>
<b>A</b>	Alan Hyatt Letter dated June 29, 2020 with attachments

**H. ADJOURNMENT**

With there being no further business, **Vice Chair** Zazzali moved to adjourn the meeting at 8:47pm. Dr. Chien seconded the motion. The motion passed unanimously in a vote of 5-0.

Tami Hook, Recorder