

ALLEGANY COUNTY BOARD OF ZONING APPEALS

**IN RE: APPLICATION OF
STONEBRIDGE EVENTS
FOR A SPECIAL EXCEPTION**

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**Case No.: 946
Hearing Date: 08/03/16**

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FINDINGS

This case came before the Allegany County Board of Zoning Appeals (the “Board”) upon applicant Stone Bridge Events, LLC.,’s request for a special exception for a private commercial recreation area in the “G2/C” - Zoning District.

A field inspection of the subject property was conducted by the members of the Board on July 28, 2016. The purpose of the field inspection was to familiarize the Board members with the site layout in order for them to develop an understanding as to where the proposed use would be located and as to whether the proposed use would be constructed in compliance with the terms of the Zoning Ordinance.

At the hearing on August 3, 2016, the Board considered the attached list of exhibits which consisted of information gathered by the Division Chief and information provided by other agencies and individuals.

The proposed use will be located on the south east side of Pine Ridge Road; 1/10th of a mile northeast of US 220 North near the Pennsylvania line. The applicant intends to use the property to create a venue for weddings, parties, and other social events as necessary.

The Board considered testimony presented at the hearing in order to ascertain whether the proposed use would meet the standards and criteria of the Zoning Ordinance. The Board’s findings are as follows:

1. A private commercial recreation area is a special exception use in the “G2/C” Zoning District in accordance with Section 360-82 (B)(2)(r) of the Ordinance.
2. The lot size is approximately 31.55 acres.
3. The proposed use meets all the necessary requirements of the existing zoning code as found in Code Section 360-86.

4. That upon the property there is to be placed a proposed 40' x 40' canopy for a drop off area for guests.

5. That future plans are to include a proposed 5000 sq. ft. wedding hall.

6. The buildable site has a slope of less than 25 percent.

7. There are no streams withing 50 feet of the site upon which the proposed use will be placed.

8. There are no designated wetlands or habitats for threatened or endangered species within 50 feet of the site where the proposed use will be located.

9. The Board found that a major site plan is required for this use due to the fact that the use would involve the construction of a building larger than 2,500 square feet, the movement of 250 or more cubic yards of earth, and/or the disturbance of more than 20,000 square feet of surface area. Having made that determination, the Board applied the criteria of Section 360-100 of the Ordinance to the site plan which was submitted by the Applicant. The Board found that the site plan met those criteria.

Based upon the foregoing findings, the Board found that the Applicant will comply with the criteria of the Zoning Ordinance. Having made that determination, the Board next considered whether “the facts and circumstances indicate that the particular special exception use and location proposed would cause an adverse effect upon adjoining and surrounding properties unique and different, in kind or degree, than that inherently associated with such a use, regardless of its location within the zone ...”. Brandywine Enterprises v. County Council for Prince Georges County, 117 Md. App. 525 (1997).

No witnesses appeared nor evidence was presented in opposition to the request for special exception. Based upon the evidence presented by the applicant and the site visit, the Board found no evidence of a site specific adverse impact.

CONCLUSIONS

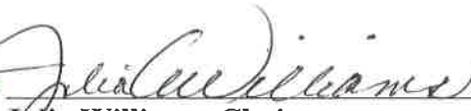
Based upon the findings set forth above, the Board voted at the conclusion of the hearing of August 3, 2016, 3-0 in favor of granting the Applicant’s request for a special exception for a private

commercial recreation area in the "G2/C" - Zoning District. As a condition to the granting of the Board's approval, the Applicant will be required to comply with the terms and criteria of the Zoning Ordinance at all times. The Applicant must also obtain the approval of all State, County, and municipal agencies whose approvals are required for the conduct of the proposed use, including, but not limited to, Soil Conservation District, Allegany County Health Department, ACDPW Roads Division, Zoning Certification, Building Codes Compliance, House Numbering, Floodplain Management, Subdivision Review and Structural/Electrical Inspection Agency.

ATTEST

BOARD OF ZONING APPEALS



By: 
Julia Williams, Chairperson

Copies to: See Attached List
Attachment: Exhibits List

BOARD OF ZONING APPEALS
FOR ALLEGANY COUNTY, MARYLAND

CASE# 946
STONEBRIDGE EVENTS, L.L.C.

AUGUST 3RD, 2016

EXHIBITS LIST
FINAL

- A. An Allegany County *Land Use Permit Summary* covering a *Land Use Permit Application, Permit Review and Approval Checklist*, and Site Plan.
- B. Completed *Petition for a Special Exception*.
- C. Photocopy of an Allegany County Tax Map for property identification.
- D. An *Adjoining Property Owners List* completed and signed by the Applicant.
- E. A *Notification of the Hearing*, with attached distribution list, dispatched to adjoining and adjacent property owners by the Secretary of the Board.
- F. *Notification of Hearing* dispatched to the Applicant by Secretary of the Board
- G. *Inter Office Memo*, prepared by the LDS office, that was distributed to the necessary review agents notifying them of this Case, date, time and requesting comment.
- H. *Public Notification*, dispatched to the Cumberland Times/News, for the purposes of notifying the general public of the hearing date, time and location.
- I. *Certification of Public Notice*, received from the Cumberland Times/News, certifying that the *Public Notification* was published July 16th, 2016.
- J. Correspondence dispatched to Wayne Homerville, marked (by USPS) *Returned to Sender-Moved Left No Address*.
- K. Memorandum dated August 1, 2016, from James A. Squires Jr., Division Chief, to the Allegany County Board of Zoning Appeals, regarding site development plan requirements.
- L. Correspondence dated August 3, 2016, from Jeff Barclay, AC Eco Devo, endorsing project subject to BOZA Case 946