

**MINUTES**

Meeting: Kent County Board of Zoning Appeals  
 Date: October 19, 2020  
 Time: 7:00 P.M.  
 Location: Virtual Meeting/County Commissioners Hearing Room, 400 High Street, Chestertown, Maryland

Agenda Item/Case	Sitting for the Board	Action Taken	Vote
<p><b>MINUTES: August 24, 2020</b></p> <p><b>#20-34 Melinda Zupon - Special Exception – Adaptive Reuse of a Historic Structure</b></p> <p>– The applicant is requesting a special exception for the adaptive use of a historic structure to use the existing house as an accessory structure.</p> <p>The property is located at 4959 Piney Neck Road and is zoned Community Residential “CR”.</p> <p><u>Applicant:</u> Melinda Zupon</p> <p>Applicant was sworn in.</p> <p><u>Staff:</u> Rob Tracey, Community Planner.</p> <p>William Mackey, Director</p> <p>No correspondence was received.</p>	<p>John Massey, sitting in as Chairperson.</p> <p>Joan Horsey, Member</p> <p>David Hill, Alternate Member</p> <p>Mr. Christopher Drummond Attorney for the Board</p> <p>Brian Jones, Clerk</p>	<p>Minutes approved as presented.</p> <p>Based on the applicant’s testimony:</p> <ul style="list-style-type: none"> <li>• The proposed use will not cause a substantial deterrent to adjacent or neighboring properties.</li> <li>• The site will continue to be accessed by the existing driveway. The project will not generate additional traffic to the area.</li> <li>• The proposed use does not create an unacceptable impact by way of noise, odor, noxious materials, or other nuisances.</li> <li>• The proposal is consistent with many comprehensive plan strategies preserving historic structures.</li> <li>• The applicant has outlined use of the property which is specific and clearly defined which should not have a negative impact on property values.</li> </ul> <p>Ms. Horsey made a motion to grant the special exception conditioned upon site plan approval.</p> <p>Mr. Hill seconded the motion; all were in favor.</p>	<p>Unanimous Approval</p> <p>Unanimous Approval</p>
<p><b>Adjourn</b></p>		<p>Mr. Hill made a motion to adjourn the meeting, and Ms. Horsey seconded the motion; the motion passed with all in favor. The meeting adjourned at 7:25 P.M.</p>	<p>Unanimous Approval</p>

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Mr. John Massey, Meeting Chairman

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Brian Jones, Clerk