

BOARD OF ZONING APPEALS

Greensboro, Maryland

Return complete application to:

Town of Greensboro
P.O. Box 340
Greensboro, Maryland 21639
(401) 482-6222
Attn:
Greensboro Board of Appeals

For Office Use:

Number: _____
Date Filed: _____
Hearing Date: _____
Applicants, etc. Notified: _____
Property Posted: _____
Notice Published: _____
Decision of Board: _____
Applicants Notified of -
Decision: _____

Pursuant to the Greensboro Zoning Ordinance
request is hereby made for:

(Check one)

() Variance from strict application of ordinance. Section of Ordinance
from which relief is sought: _____

() Appeal from Building Inspector/Greensboro Planning Commission
(Strike out one)

() Special Exception
Section of Ordinance which authorized this Special Exception

Location of property: _____

Present Zoning or Property: _____

Owner(s) of Property: _____

Address of Owners: _____

Telephone Number: _____

Applicant (if other than owner): _____

Address of applicant: _____

Telephone Number: _____

IMPORTANT: Applications on which all required information is not furnished
will be returned for completion before processing.

SEE REVERSE SIDE FOR SKETCH REQUIREMENT

Insert below, or attach nine ²~~9~~ copies of, a sketch drawn to scale with all dimensions of your lot and building(s) thereon, distances between building(s) and property lines, bounding street or road names, contiguous and opposite properties with names of owners, North point and scale.

Has property ever been subject of previous application? _____

In the event that this property has been the subject of a previous application, please provide the following information (Note: this information is on file in the Town Office):

Previous application number: _____

Previous application date: _____

Action taken on previous application: _____

Purpose of Application: (Describe variance requested or alleged error. If Special Exception requested state fully the kind of exception desired and reasons therefor. Attach additional sheets if necessary.) _____

In the event that the Applicant is a person other than the Owner of the subject property, give an explanation of the Applicant's interest in said property and attach hereto a statement by the actual Owner stating whether or not said Owner supports this application. _____

_____ List the name, address and telephone number of any agent, attorney, or attorney-in-fact who will be representing the Applicant. If the Applicant is represented by an agent or attorney-in-fact, attach hereto documentary evidence that the Applicant is so represented (i.e. a copy of the Power of Attorney or a statement of agency). _____

Attach hereto four (4) copies of the Deed conveying present ownership of the property which has been duly recorded among the Land Records of Caroline County, Maryland (a copy may be obtained from the office of the Clerk of Court if not otherwise available). If there are any restrictions attached to the deed of the property subject to this application, please advise the Board thereof.

AFFIDAVIT

I do hereby solemnly declare and affirm under the penalties of perjury that the information provided and the sketch shown in this application as well as the documents attached to this application are true, correct and genuine to the best of my knowledge, information and belief.

Signature of Applicant(s) and/or
Attorney-in-fact for Applicant

time the local program is approved. Development after June 13, 1990, on land subdivided prior to June 1, 1984, must comply with the use provisions of § 158-30 and the provisions of § 158-36.

- D. Development may take place on lots subdivided between June 1, 1984, and December 1, 1985, for which interim findings (Critical Area Law, § 8-1813, of the Annotated Code of Maryland) have been made by the Town of Greensboro Planning Commission, the Town Board of Appeals or the Town Council.

ARTICLE VI Zone Regulations

§ 158-17. Scope.

Zone regulations shall be as set forth in this Article, Article VII of this chapter, Supplementary Zone Regulations, and the Schedule of Zone Regulations, a chart or table, adopted by reference and declared to be a part of this chapter.²

§ 158-18. Residential Zone R-1.

The regulations of this zone are intended to provide for a pleasant, quiet, hazard-free residential environment permitting residential and related uses. Presently developed single-family residential areas are included in this zone, as well as land which will develop in this manner in the future.

A. Permitted uses shall be as follows:

- (1) Single-family detached dwellings: minimum twenty-four (24) feet wide by thirty-two (32) feet long.
- (2) Churches and parish halls, temples, convents and monasteries.
- (3) Colleges and schools, public or private, having a curriculum and conditions under which teaching is conducted equivalent to a public school, and institutions of higher learning.
- (4) Circus, carnival or similar transient enterprises when sponsored by an organization qualified under Chapter 424 of the 1941 Acts of the General Assembly of Maryland (§ 249, of Article 27, of the Annotated Code of Maryland), provided that such use shall not exceed ten (10) days or longer on approval of the Town Council.
- (5) Public parks and open spaces.³

² Editor's Note: The schedule is located at the end of this chapter.

³ Editor's Note: Original Subsection (6), which immediately followed this section and dealt with single-family detached dwellings converted to apartments, was deleted 9-6-1990 by Ord. No. 1990-O-5.

B. The following are permitted as accessory uses and structures:

- (1) Private garages and other similar structures normally accessory to principal permitted uses or authorized conditional use.

(Cont'd on page 15819)

- (2) Customary, incidental home occupations and the office of a resident physician, dentist, architect, engineer, attorney, contractor, real estate agent, insurance agent, accountant or similar professional person, provided that no product is sold or stocked except as is produced on the premises or dispensed in connection with a service that is rendered.
- (3) Temporary buildings and structures incidental to construction work, complying with the requirements of the State and County Health Departments, which buildings shall be removed upon completion or abandonment of the construction work.
- (4) Temporary offices and display areas incidental to the sale or rental of homes or apartments, complying with the requirements of the State and County Health Departments, which buildings shall be removed upon completion or abandonment of operations.
- (5) The construction and/or storage of not more than two (2) boats or other waterborne craft on a residential lot.
- (6) Other accessory uses and structures clearly incidental and customary to and associated with the permitted uses. These include deck, either permanent or temporary for final conversion to living quarters, porch and utility buildings or structures. No inspection on utility buildings or structures shall be required. [Amended 7-25-1991 by Ord. No. 1991-O-6]

C. The following uses are permitted as special exceptions after approval by the Board of Appeals:

- (1) Boarding- and lodging houses.
- (2) Rest homes, nursing homes, funeral homes and other institutions for human care and the treatment of noncontagious diseases, provided that the lot area and separation from other uses are considered appropriate to the case at hand.
- (3) Cemeteries.
- (4) Signs are permitted as provided for in Article VII, Supplementary Zone Regulations, of this chapter.
- (5) Public and private noncommercial parks and recreation areas, including clubs, parks, swimming pools and summer camps.
- (6) Public and private boat landing areas.
- (7) Public buildings and structures of the cultural or administrative type.

§ 158-19. Residential Zone R-2.

The regulations of this zone are intended to accomplish the same purpose of the R-1 Zone while permitting higher density and a variety of dwelling types.

A. [Amended 9-6-1990 by Ord. No. 1990-O-5] Permitted uses shall be as follows:

- (1) All uses permitted in R-1 Zone.

RESOLUTION NO. 2009 R- 6

**A RESOLUTION OF THE MAYOR AND COUNCIL OF GREENSBORO
INCREASING THE APPLICATION FEE FOR MATTERS TO BE
CONSIDERED BY THE BOARD OF APPEALS**

WHEREAS, the Town of Greensboro has experienced an increase in the cost arising from applications filed with the Town Board of Appeals; and

WHEREAS, the Mayor and Council of Greensboro have determined that it is fiscally prudent for the Town to ask applicants for matters to be considered by the Board of Appeals to bear an increased share of the expenses of that Board

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF GREENSBORO, that:

RESOLVED: that the following fee schedule shall apply to all applications addressed to the Board of Appeals pursuant to § 158-23 of the Code of the Town of Greensboro

The base fee for an application to the Greensboro Board of Appeals for a variance, special exception, or administrative review shall be \$300. 00.

This fee represents the minimum fee. The Applicant shall reimburse the Town for the reasonable costs incurred by the Town from third parties who invoice the Town for their services rendered to the Town. All billing rates, fees, and out-of-pocket costs of all such third-party costs shall be billed at their rates otherwise chargeable to the Town. Third-party costs include, but are not limited to: engineering fees, consulting fees, legal fees, inspection fees, court reporting fees, advertising costs for publishing and posting required notices, etc.

The minimum base fee collected will be applied to all outstanding bills and the Applicant will be billed for all fees, costs, and expenses in excess of the minimum base fee. No final action will be taken on any application with an outstanding balance. At any time during the processing of an application that the Applicant is more than thirty (30) days in arrears, all action on the application will cease until the Town's costs are reimbursed in full.

The list of fees set forth herein is not all-inclusive. There may be other fees, which are in addition to the fees set forth above and which are included in other ordinances and resolutions of the Town. In addition to the fees and expenses from third parties, the Applicant shall reimburse the Town for the reasonable time spent by Town employees relating to the consideration, analysis, and evaluation of the issues relating to the processing of the application on behalf of the Town. Town employees will log their time spent on the application and the Applicant shall reimburse the Town for this time at the rate of Fifty Dollars (\$50.00) per hour or portion thereof.

Any unused portion of the base fee shall be refunded to the applicant.

Yea or Nay

Gerald P. Garey
Gerald P. Garey, Councilman

yea

Timothy D. Boyd
Timothy D. Boyd, Councilman

Yea

Michael J. Mackey
Michael J. Mackey, Councilman

William E. Bradley
William E. Bradley, Councilman

Yea

Date: April 16, 2009