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**ZONING BOARD OF ADJUSTMENT  
AGENDA FOR MARCH 9, 2023  
7:00 P.M. REGULAR MEETING (6:45 P.M. CAUCUS)**

**CALL TO ORDER & FLAG SALUTE**

**NOTICE:**

The Zoning Board of Adjustment reserves the right to change the order of the published agenda. All changes to the agenda will be announced at the beginning of each meeting.

It is the intent of the board (and at the discretion of the Chairman) to not begin a new application after 10:00 P.M. and to adjourn the meeting by 11:00 P.M.

It is a further policy of the Board that members of the public will be limited to five minutes when speaking on an application. When a person is representing a group of people, he or she may speak for ten minutes.

Thank you for your cooperation.

This Board is a quasi-judicial Board therefore this meeting shall be conducted in a similar manner to a judicial proceeding. Decorum appropriate to a judicial hearing must be always maintained and any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision.

**OPEN PUBLIC MEETINGS ACT STATEMENT**

This meeting is being held in compliance with the requirements of the 'Open Public Meetings Act' and has been duly noticed and published as required by law.

**ROLL CALL**

**RESOLUTIONS**

- |                  |   |
|------------------|---|
| Resolution 23-13 | ZC2022-022 – 11 Lexton Run   Block 229.23 Lot 5<br>Kevin D'Antonio                    |
| Resolution 23-14 | ZC2022-021 – 64 Whyte Drive   Block 213.03, Lot 92<br>Josh Raffel                     |
| Resolution 23-15 | ZC2022-024 – 1180 Kirkwood-Gibbsboro Road   Block 196, Lot 18<br>Maria Vasertiger     |
| Resolution 23-16 | ZC2022-023 – 1 Nolen Circle   Block 213.10, Lot 19<br>Joseph Miessau & Jaclyn Bennett |
| Resolution 23-17 | ZC2022-017 – 30 Simsbury Drive   Block 304.12, Lot 1<br>Jason & Nicki Elkins          |

**MINUTES FOR APPROVAL**

February 9, 2023

February 23, 2023

**OLD BUSINESS**

**KHMER BUDDHIST HUMANITARIAN ASSOCIATION, INC**  
1234 BERLIN ROAD, Block: 262, Lot: 6

B Zone Case #ZC2023-003

Applicant is seeking approval to amend the phasing plan of their approved final site plan to commence construction of site work and buildings concurrent to the completion of the decorative elements of the walls and gates.

Applicant also requests an extension of the time to complete the decorative elements of the walls and gates until December 31, 2024.

**NEW BUSINESS**

**CHRISTINE CEARFOSS**

MDR (100A)

Case #ZC2022-027

32 KESTREL DRIVE, Block: 218.20, Lot: 1

The Applicant has requested bulk “c” variance relief for an existing nonconforming patio, per the following section.

A. Section 152.015(D)(3), where accessory uses and structures are required to have a 15’ side yard setback, and the as-built patio is 5’ from the side property line; and

Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

**COMMENTS FROM THE PUBLIC**

**COMMENTS FROM THE BOARD**

**NEXT MEETING DATE(s):** March 23, 2023, April 13, 2023, April 27, 2023

**ADJOURNMENT**