

**Application Fees**  
 See fees below, plus City legal fees and court reporter fees, payable to *City of Westminster*



<b>For Office Use Only</b>	Case No.: _____
	Form Received: _____
	Fee Paid: _____
	DCPD Reviewed: _____
	Appeal Received: _____
	Court Review: _____

**CITY OF WESTMINSTER**

56 WEST MAIN STREET  
 WESTMINSTER, MD 21157

**APPLICATION FOR PUBLIC HEARING BEFORE THE BOARD OF ZONING APPEALS**

*In accordance with the Charter and Code of the City of Westminster, an application is made to the Board as follows:*

- | 1. Purpose of Hearing:  | Applicable Fees:                                 |
|---|--|
| <input checked="" type="checkbox"/> Request for special exception | \$1,500, unless owner-occupied or day care \$300 |
| <input checked="" type="checkbox"/> Request for variance          | \$1,000, unless owner occupied \$200             |
| <input type="checkbox"/> Appeal of admin decision                 | \$600  |
| <input type="checkbox"/> Nonconforming uses                       | No fee   |

**2. Applicant Information:**  
 Name: Tri-County Roofing & Sheet Metal, Inc. Address: 45 Magna Way, Westminster, MD 21157  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**3. Property Owner Information:** (if Different)  
 Name: K & T, LLC Address: 45 Magna Way, Westminster, MD 21157  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**4. Attorney Information:** (if Applicable)  
 Name: Scott Breza Address: 11019 McCormick Rd, Suite 400  
 Hunt Valley, MD 21031  
 Telephone: 4103080515 Fax: \_\_\_\_\_ E-Mail: Scottb@hbllaw.com

**5. Address of Subject Property:** 45 Magna Way, Westminster, MD 21157-3008

**6. Request Description:** Applicant requests a Special Exception for a:  
1.) Section 164-54(A) Building and materials sales and storage yard which is enclosed, AND  
2.) Section 164-54(C) Contractor's equipment and storage yard.  
The Applicant also requests a Variance, if required, from:  
Section 164-58 to permit uses of buildings to be less than 300 ft. from a lot in a residential zone.  
Specifically, to reduce the distance from 300 ft. to 190 ft.+/- for the Contractor's Yard.  
\*The variance relief requested is based on distances measured on the Plan.

Please note that applications for public hearings must comply with the provisions and requirements in [Chapter 164](#), Zoning & Subdivision of Land, City of Westminster Code. All applicants are advised to review the [Rules of Order and Procedure](#) before applying.

**Application for Public Hearing before the Board of Zoning Appeals (Continued - Page 2)**

**Subject Property - Owner's Address:** 45 Magna Way, Westminster, MD 21157

Using [SDAT](#), provide names and addresses of owners of all adjacent properties – including names and addresses of owners of properties on opposite sides of streets or alleys.

Property 1: See attached list of adjoining property owners

Property 2: \_\_\_\_\_

Property 3: \_\_\_\_\_

Property 4: \_\_\_\_\_

Property 5: \_\_\_\_\_

Property 6: \_\_\_\_\_

Property 7: \_\_\_\_\_

Property 8: \_\_\_\_\_

Property 9: \_\_\_\_\_

Property 10: \_\_\_\_\_

Property 11: \_\_\_\_\_

Property 12: \_\_\_\_\_

**CERTIFICATION**

I CERTIFY THAT THE FOREGOING INFORMATION AND THE LIST OF ADJOINING PROPERTY OWNERS IS TRUE AND ACCURATE. I AGREE TO ABIDE BY THE RULES OF ORDER AND PROCEDURE FOR THE BOARD OF ZONING APPEALS AND ALL APPLICABLE LAWS.

Tri-County Roofing & Sheet Metal, Inc.  
By: Kyle M. Drayer, President

K & T, LLC, By: Kyle M. Drayer, Member

\_\_\_\_\_  
APPLICANT'S SIGNATURE / DATE

\_\_\_\_\_  
PROPERTY OWNER'S SIGNATURE / DATE

Tri-County Roofing & Sheet Metal, Inc.

\_\_\_\_\_  
APPLICANT'S PRINTED NAME / DATE

\_\_\_\_\_  
APPLICANT'S ATTORNEY SIGNATURE / DATE

Scott M. Breza, Esquire, Hofmeister & Breza

Please email signed and dated applications with all required submittals to [planning@westgov.com](mailto:planning@westgov.com)

Addresses for Adjoining Property Owners  
BZA Application: Special Exception - 45 Magna Way, Westminster, MD 21157

Mark S. Moeller  
Nancy C. Moeller  
119 Old Bachmans Valley Road  
Westminster, MD 21157

Kenny Abdulsalam  
Loutrecia Abdulsalam  
139 Old Bachmans Valley Road  
Westminster, MD 21157

Ty Van Phan  
Thuy Ngo  
141 Old Bachmans Valley Road  
Westminster, MD 21157

(Parcel 21A)  
JFM Ventures LLC  
41 Magna Way, Suite 100  
Westminster, MD 21157

(Parcel 21B)  
South Carroll Properties, LLC  
1393 Progress Way, Suite 902  
Eldersburg, MD 21784

(SWM Parcel A)  
West Branch Association, Inc.  
113 Westminster Road, Suite 210  
Reisterstown, MD 21136

(SWM Parcel A – access easement)  
City of Westminster  
45 W. Main Street  
Westminster, MD 21157

**GENERAL NOTES:**

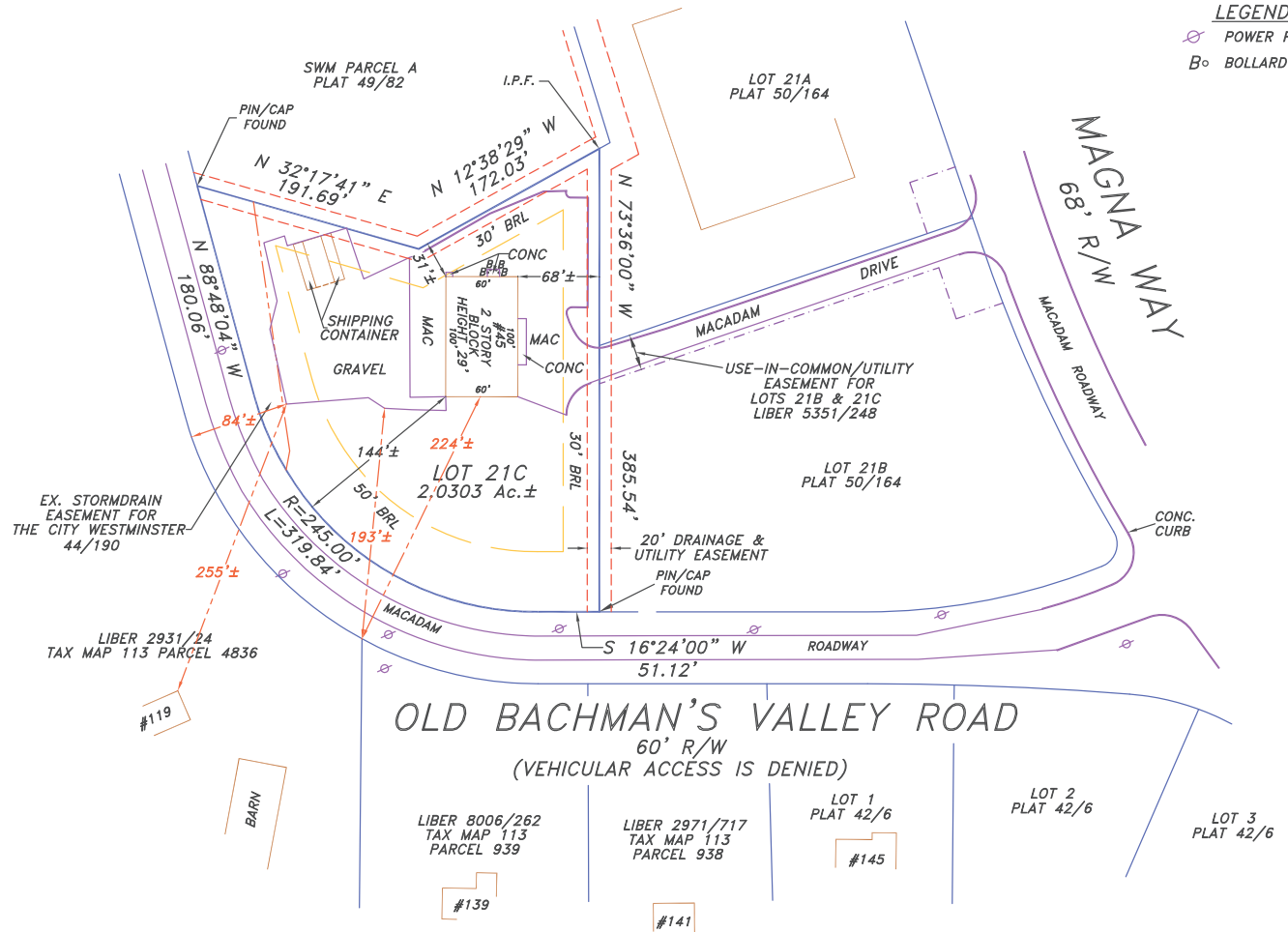
- 1) The accuracy of the distances shown from any structure to the apparent property line is 3' ±.
- 2) This drawing does not represent a Boundary Survey. Any property markers labeled hereon are not guaranteed by NTT Associates, Inc.
- 3) This plat is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
- 4) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required, for the transfer of title or securing financing or refinancing.
- 5) This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future improvements.
- 6) Unless noted on the drawing, no title report was provided. This drawing was prepared by examining the current title deed or record plat. Any easements, restrictions, rights of way, or any other property alterations not referred to in the current title deed may not be shown.
- 7) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
- 8) Building Restriction Line Information, if shown, was obtained from existing records only and is not guaranteed by NTT Associates, Inc.
- 9) Flood Zone information shown on FIRM maps is subject to interpretation.
- 10) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
- 11) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the improvements.
- 12) The location of fence lines, if shown, are approximate.

**JOB SPECIFIC NOTES:**

- 1) The subject property is Zoned I-R (Restricted Industrial).
- 2) The surrounding properties are Zoned I-R (Restricted Industrial).
- 3) Building Restriction Line Bulk Requirements  
Front Yard: 50'  
Side Yard: 30'  
Rear Yard: 30'
- 4) The closest Zone R (Residence) property is 60'.

**LEGEND**

- ⊗ POWER POLE
- B○ BOLLARD

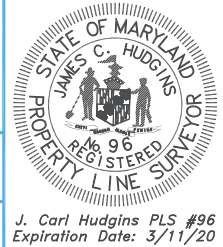


Subject property is shown in Zone X on the FIRM Map of Carroll County, Maryland on Community Panel Number 24013C0201D, effective 10/02/2015

The purpose of this drawing is to provide the requirements listed on the Board of Zoning Appeals Application for Hearing Plot Plan Checklist for the property known as LOT 21C, RESUBDIVISION OF LOT 21, "WEST BRANCH TRADE CENTER" recorded among the land records of Carroll County, Maryland in Plat Book 50, page 164

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.



**PLAN TO ACCOMPANY APPLICATION FOR HEARING 45 MAGNA WAY 7th ELECTION DISTRICT CARROLL COUNTY, MARYLAND**

NTT Associates, Inc.  
16205 Old Frederick Rd.  
Mt. Airy, Maryland 21771  
Phone: (410) 442-2031  
Fax: (410) 442-1315  
www.nttsurveyors.com

Scale: 1"= 100'  
Date: 5/24/2021  
Field By: TOM/SB  
Drawn By: TON  
File No.: MISC 14604  
Page No.: 1 of 2

J. Carl Hudgins PLS #96  
Expiration Date: 3/11/20