

BOARD OF APPEALS

February 19, 2025

County Administration Building, 100 W. Washington St., Meeting Room 2000, Hagerstown, at 6:00 p.m.

AGENDA

AP2025-001: An appeal was filed by Samuel & Brittany Buhrman for a special exception to established a second principal permitted residential use (single-family dwelling) on a parcel with an existing single-family dwelling on property owned by the appellants and located at 19929 Lemuel Lane, Boonsboro, Zoned Agricultural Rural.

Pursuant to the Maryland Open Meetings Law, notice is hereby given that the deliberations of the Board of Zoning Appeals are open to the public. Furthermore, the Board, at its discretion, may render a decision as to some or all of the cases at the hearing described above or at a subsequent hearing, the date and time of which will be announced prior to the conclusion of the public hearing. Individuals requiring special accommodations are requested to contact Katie Rathvon at 240-313-2464 Voice, 240-313-2130 Voice/TDD no later than February 10, 2025. Any person desiring a stenographic transcript shall be responsible for supplying a competent stenographer.

The Board of Appeals reserves the right to vary the order in which the cases are called. Please take note of the Amended Rules of Procedure (Adopted July 5, 2006), Public Hearing, Section 4(d) which states:

Applicants shall have ten (10) minutes in which to present their request and may, upon request to and permission of the Board, receive an additional twenty (20) minutes for their presentation. Following the Applicant's case in chief, other individuals may receive three (3) minutes to testify, except in the circumstance where an individual is representing a group, in which case said individual shall be given eight (8) minutes to testify.

Those Applicants requesting the additional twenty (20) minutes shall have their case automatically moved to the end of the docket.

For extraordinary cause, the Board may extend any time period set forth herein, or otherwise modify or suspend these Rules, to uphold the spirit of the Ordinance and to do substantial justice.

Tracie Felker, Chairman

Board of Zoning Appeals



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Samuel & Brittany Buhrman
19929 Lemuel Lane
Boonsboro MD 21713

Docket No: AP2025-001

Tax ID No: 16011401

Zoning: A(R); EC

Appellant: Samuel & Brittany Buhrman
19929 Lemuel Lane
Boonsboro MD 21713

RB Overlay: No

Zoning Overlay:

Filed Date: 01/30/2025

Hearing Date: 02/19/2025

Property Location: 19933 Lemuel Lane
Boonsboro, MD 21713

Description Of Appeal: Special exception to established a second principal permitted residential use (single-family dwelling) on a parcel with an existing single-family dwelling.

Appellant's Legal Interest In Above Property: Owner: Yes

Contract to Rent/Lease: No

Lessee: No

Contract to Purchase: No

Other:

Previous Petition/Appeal Docket No(s): AP2005-121

Applicable Ordinance Sections: Washington County Zoning Ordinance: Section 4.5

Reason For Hardship:

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Single-Family Dwelling

Proposed Use: Second Single-Family Dwelling

Previous Use Ceased For At Least 6 Months:

Date Ceased:

Area Devoted To Non-Conforming Use -

Existing:
Proposed:

I hereby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Handwritten signature of the appellant in blue ink.

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 29 day of Jan, 2025.

Handwritten signature of the notary public in blue ink.

Notary Public

My Commission Expires
Kathryn B. Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025





WASHINGTON COUNTY BOARD OF ZONING APPEALS

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AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2025-001

State of Maryland Washington County, To Wit:

On 1/30/2025, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Samuel & Brittany Buhrman and made oath in due form of law as follows:

Samuel & Brittany Buhrman will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 02/19/2025, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 02/04/2025 and will remain until after the above hearing date.

Samuel & Brittany Buhrman

Sworn and subscribed before me the day and year first above written.

Notary Public

Kathryn B Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025

My Commission Expires



Seal



WASHINGTON COUNTY BOARD OF ZONING APPEALS

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BOARD OF ZONING APPEALS

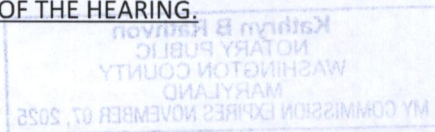
ATTENTION!

Posting Instructions

The premises **MUST** be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing. Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.



To Whom it May Concern:

My name is Sam Buhrman and my wife Brittany, and I are requesting a special exception for our farm at 19929 Lemuel Lane to replace a dilapidated mobile home with a new manufactured home. This new home will be occupied by my sister Sarah Mumma and her two children. As you will read in Sarah's note, she is a recently widowed mother. The close proximity to my wife and I will not only allow us to help care for them but will also provide Brittany the ability to take the kids to and from school when needed as she is a teacher at Greenbrier Elementary when the children would go.

The home being replace was in place on the farm when we purchased it in October of 2020. The current home is a late 1980's mobile home that was occupied at the time of our purchase by a young family. The trailer at that time was in very rough shape and not able to be repaired or maintained. The family has moved to a new home with our assistance.

The request is the replace the mobile home with a brand-new manufactured home meeting all of today's county standards. The sole intention is as a family residence for my sister to use through the children's schooling and beyond if she chooses. In the event she would vacate the property it would then be unoccupied until the time that my wife and I or our one of our children would choose to move into it.

Thank you for this consideration,

Sam Buhrman

19929 Lemuel Ln.

Boonsboro, MD 21713

301-991-5725

To Whom It May Concern:

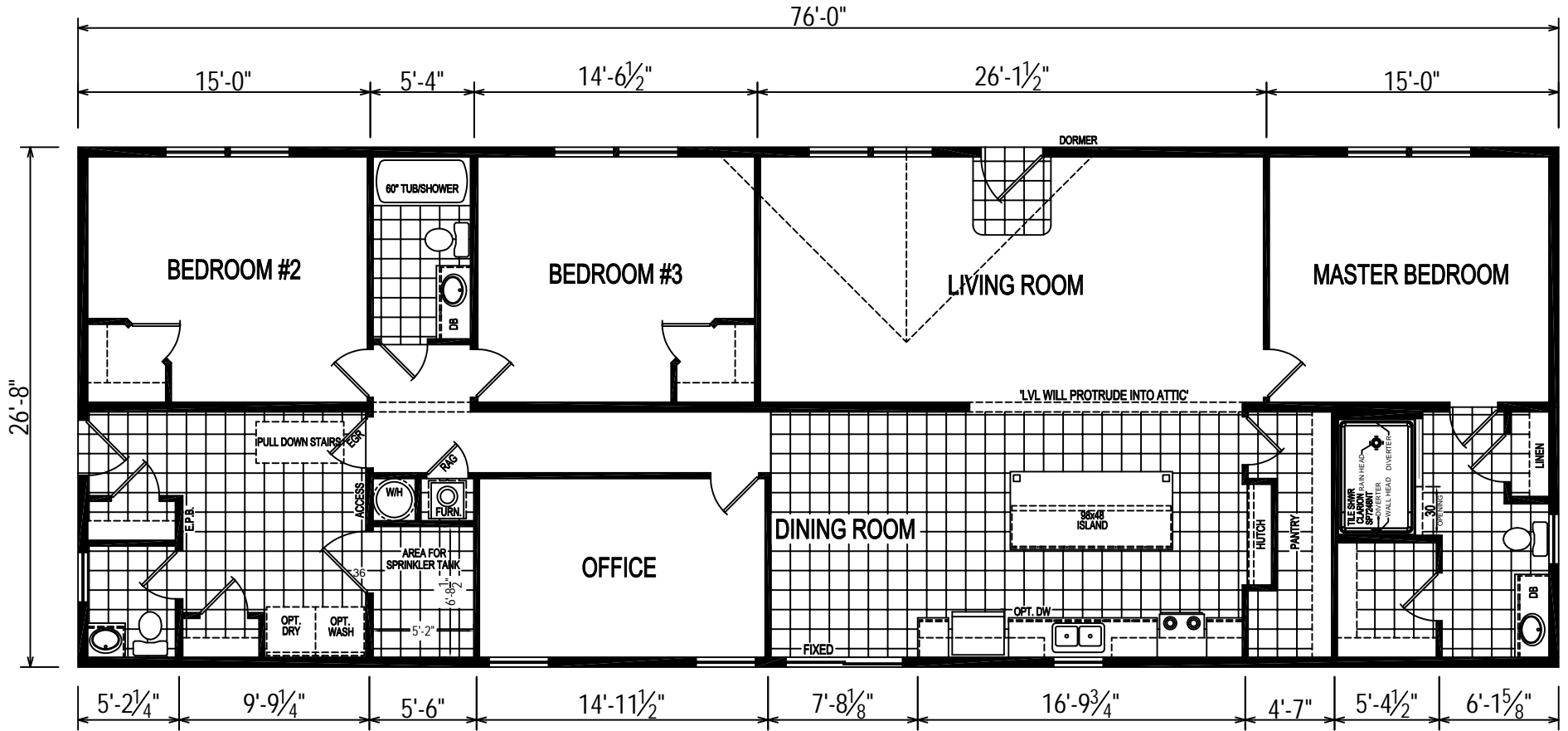
My name is Sarah Mumma. I am a 37-year-old single mother to a nine and five year-old. Life has been unusually tough for our family in the past few years. In 2021, I was shockingly diagnosed with stage 3 breast cancer. Right in the midst of busy young family life, our family rallied around us and we made it through chemotherapy, multiple surgeries and radiation. The majority of my treatment is provided right here in Washington County. My treatment will continue for the next several years in the hopes that I will remain in remission. In March 2024, I lost my husband and my children lost their father in a motorcycle accident. The hope that we had for a brighter future suddenly felt like it was ripped from our hands.

With a home in West Virginia that is far too large, and unfortunately too expensive; distance from family and from my work at the hospital as a nurse; and the lack of daily support that I need as a widow with two young children, we are struggling. My brother and sister have been our lifeboat in the storm. With no grandfathers or father in their lives, my brother's presence in my children's lives is essential. It was never asked of him, but he willingly stepped up and has been a daily support to myself and my children.

I am asking that you all please consider granting an acceptance for our home to be placed on my brother's property. Not only would this provide my family with the assistance we are desperately needing but it would also allow us to be a part of the community that we love. I was born and raised in Washington County and I would be honored to raise my children here. Thank you for your time and consideration.

Sarah E. Mumma

SMITTYS - MUMMA



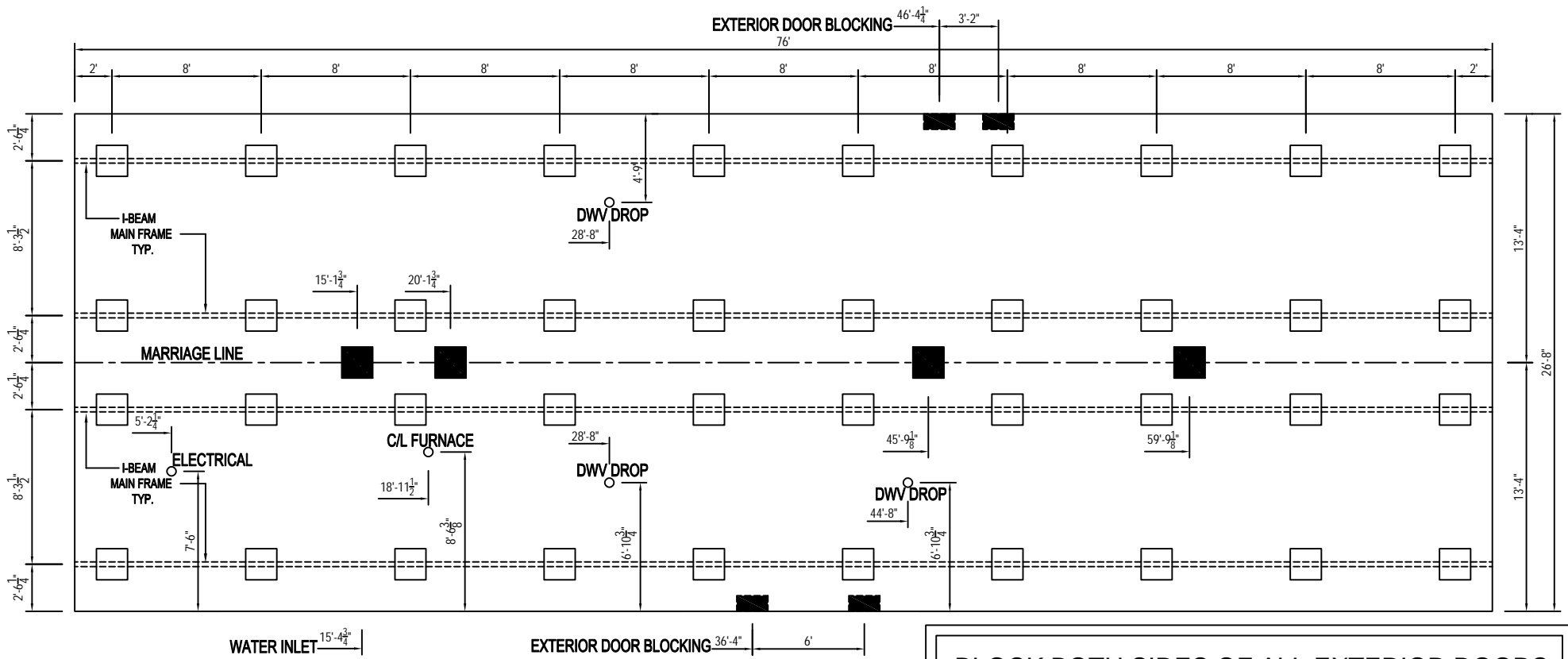
HD-80J605-LTD-ST5
 4 BEDROOM, 2 1/2 BATH
 NOMINAL SIZE: 28'x80'
 TOTAL AREA: 2,027 SQ. FT.

HUDSON DOUBLE

DUE TO CONSTANT PRODUCT IMPROVEMENT, ALL DIMENSIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION TO EAGLE RIVER HOMES. DIMENSIONS STATED ARE TO INDUSTRY STANDARDS. THE INFORMATION ON THIS PAGE IS PROPRIETARY AND CONFIDENTIAL.




<p>EAGLE RIVER HOMES THE INFORMATION ON THIS PAGE IS PROPRIETARY AND CONFIDENTIAL.</p>	Revisions		Rev. Date:	Rev. By:	Date Drawn:	Title: LITERATURE PLAN	Serial No.:
	A	PLAN REVISIONS	11/06/24	DAM	9/21/24		-
	B	.	.	.	Drawn By: DAM	Model: HD-80J605-LTD-ST5	Sheet:
	C	.	.	.			LIT
D	.	.	.	.	.	.

SMITTYS - MUMMA




BLOCK BOTH SIDES OF ALL EXTERIOR DOORS. ALSO, MARRIAGE WALL OPENINGS AND SIDEWALL OPENINGS OVER 48".

THIS PIER PLACEMENT DRAWING IS NOT A FOUNDATION DESIGN. SEE CURRENT EAGLE RIVER HOMES INSTALLATION/SETUP MANUAL AND IT'S ADDENDUM(S) FOR FOUNDATION DESIGN

-  TYPICAL I-BEAM PIER BLOCKING
-  TYPICAL MARRIAGE WALL BLOCKING
-  TYPICAL PERIMETER BLOCKING

- NOTES:**
- A. PRINTS ARE FOR SETUP ONLY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION. FOR PROPER SETUP, SITE PREPARATION AND SITE INSTALLATION, SEE THE EAGLE RIVER HOMES, LLC. INSTALLATION MANUAL.
 - B. ALL ASPECTS OF THE FOUNDATION CONSTRUCTION ARE TO BE PERFORMED ON SITE BY TRAINED INSTALLERS, AND SUBJECT TO LOCAL CODES AND REQUIREMENTS.
 - C. BLOCK BOTH SIDES OF ALL EXTERIOR DOORS. ALSO, MARRIAGE WALL OPENINGS AND SIDEWALL OPENINGS OVER 48".
 - D. ASSUMES 2000 PSI SOIL BEARING CAPACITY AND 24" DIA. FOOTER IN 20 PSF OR 30 PSF ROOF LOAD ZONE. SEE ERH INSTALLATION MANUAL FOR OTHER CONDITIONS.

DUE TO CONSTANT PRODUCT IMPROVEMENT, ALL DIMENSIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION TO EAGLE RIVER HOMES. DIMENSIONS STATED ARE TO INDUSTRY STANDARDS. THE INFORMATION ON THIS PAGE IS PROPRIETARY AND CONFIDENTIAL.

 <p>EAGLE RIVER HOMES THE INFORMATION ON THIS PAGE IS PROPRIETARY AND CONFIDENTIAL.</p>	Revisions		Rev. Date:	Rev. By:	Date Drawn:	Title: PIER PLAN	Serial No.:
	A	PLAN REVISIONS	11/06/24	DAM	9/21/24		-
	B	.	.	.	.	Model: HD-80J605-LTD-STs	Sheet: PIER
	C	.	.	.	Drawn By: DAM		
D	.	.	.	.

LEGEND

L# = LINE NUMBER OF CHART

Ac = ACRES

N/F = NOW OR FORMERLY

L. = LIBER

F. = FOLIO

MD = MARYLAND

NAD = NORTH AMERICAN DATUM

R/W = RIGHT OF WAY

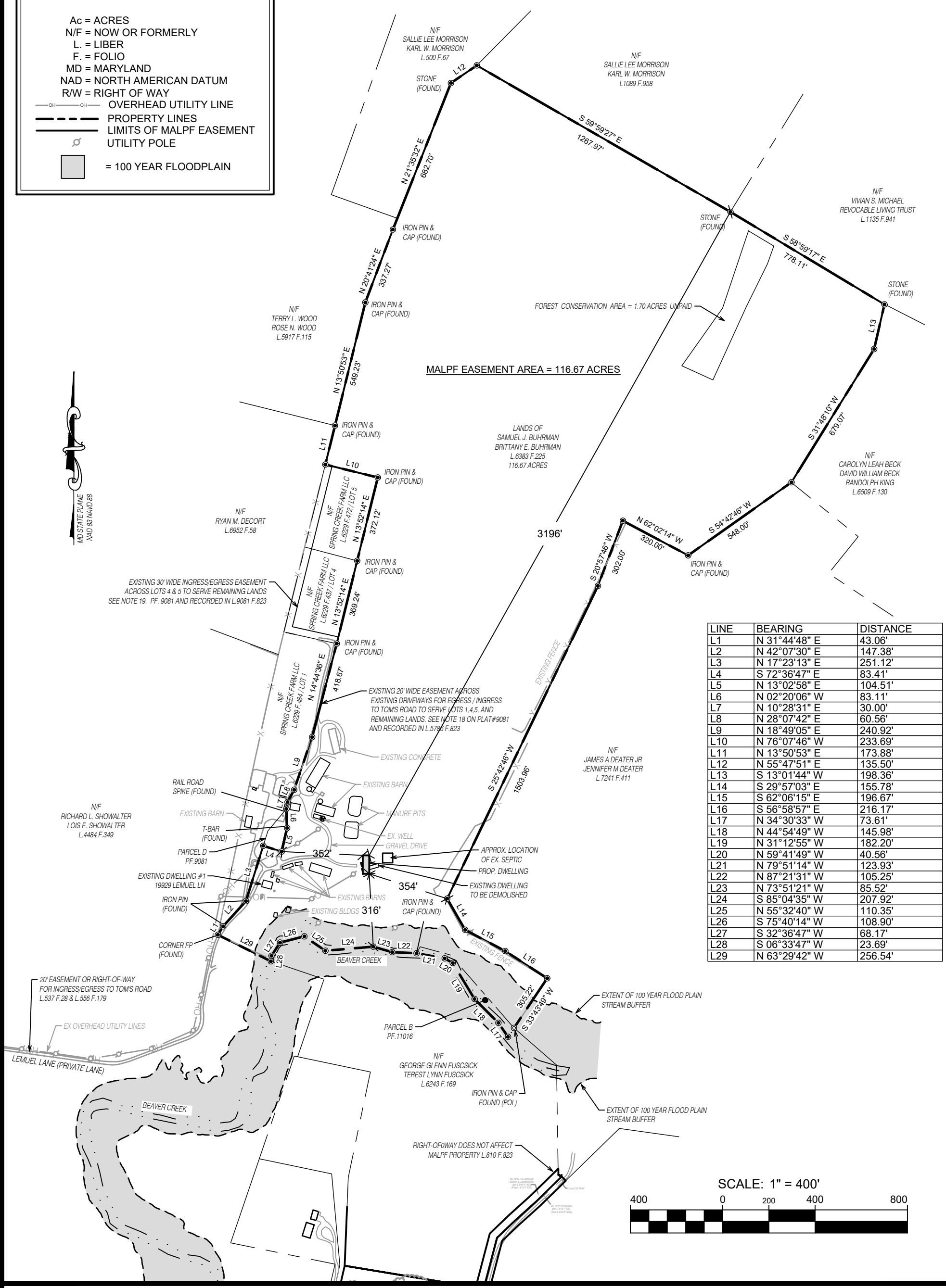
—○— OVERHEAD UTILITY LINE

— — — PROPERTY LINES

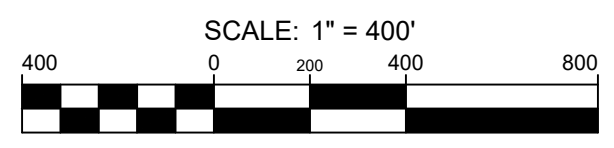
— — — LIMITS OF MALPF EASEMENT

⊕ UTILITY POLE

■ = 100 YEAR FLOODPLAIN



LINE	BEARING	DISTANCE
L1	N 31°44'48" E	43.06'
L2	N 42°07'30" E	147.38'
L3	N 17°23'13" E	251.12'
L4	S 72°36'47" E	83.41'
L5	N 13°02'58" E	104.51'
L6	N 02°20'06" W	83.11'
L7	N 10°28'31" E	30.00'
L8	N 28°07'42" E	60.56'
L9	N 18°49'05" E	240.92'
L10	N 76°07'46" W	233.69'
L11	N 13°50'53" E	173.88'
L12	N 55°47'51" E	135.50'
L13	S 13°01'44" W	198.36'
L14	S 29°57'03" E	155.78'
L15	S 62°06'15" E	196.67'
L16	S 56°58'57" E	216.17'
L17	N 34°30'33" W	73.61'
L18	N 44°54'49" W	145.98'
L19	N 31°12'55" W	182.20'
L20	N 59°41'49" W	40.56'
L21	N 79°51'14" W	123.93'
L22	N 87°21'31" W	105.25'
L23	N 73°51'21" W	85.52'
L24	S 85°04'35" W	207.92'
L25	N 55°32'40" W	110.35'
L26	S 75°40'14" W	108.90'
L27	S 32°36'47" W	68.17'
L28	S 06°33'47" W	23.69'
L29	N 63°29'42" W	256.54'



TAX MAP: 63-9-61	DISTRICT: 16
DRAWING NUMBER 1 OF 1	
DRAWN BY: AGH	DATE: 11/24/24
CHECKED BY:	DATE:
SCALE: 1" = 400'	

FREDERICK SEIBERT & ASSOCIATES, INC. © 2024

CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
 20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
 505 SOUTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013
 5201 SPRING ROAD, SUITE 3, SHERMANSDALE, PENNSYLVANIA 17090

(301) 791-3650 (301) 416-7478 (717) 597-1007 FAX (301) 739-4956

PLOT PLAN

FOR

SAM BUHRMAN

19929 LEMUEL LANE
 BOONSBORO MD 21713
 WASHINGTON COUNTY, MARYLAND

JOB NUMBER: 2024-0198