

RESOLUTION NO. 4-86
DAVID AND ALICE ALLEN
115 Washington Street

ZONING AMENDMENT RESOLUTION

WHEREAS, David Allen and Alice Allen, his wife, owners of the subject property located at 115 Washington Street known as Lot 3 of St. Peter's Subdivision containing 0.3583 acres of land, more or less (formerly St. Peter's Parsonage) have applied to rezone the subject property from Residential Multi-Family (R-MF) to Commercial *Office*

WHEREAS, the Leonardtown Planning and Zoning Commission, after due public notice, conducted a public hearing on the application on May 19, 1986.

WHEREAS, the Planning and Zoning Commission, after deliberation following the public hearing on May 19, 1986, voted by a majority of three (3) to one (1) to recommend to the Commissioners of Leonardtown that the application to rezone the subject property from R-MF to C-0 be granted.

WHEREAS, the Commissioners of Leonardtown, after due public notice, conducted a public hearing on the application on June 9, 1986.

WHEREAS, the Commissioners of Leonardtown, pursuant to Article 66B, Section 4.05(a) of the Annotated Code of Maryland, make the following findings of fact with respect to the application:

I. Substantial Change in Character of Neighborhood:

The neighborhood for the subject property is defined as those properties fronting Washington Street from Maryland Route 5 at its intersection with Maryland Route 245 to Shadrick Street. The Burch property was rezoned in 1976 to a commercial use as a car wash, the Henderson house has been occupied by the Office of the Public Defender for law offices and a Thrift Shop was establish by the St. Andrews Parish to the rear of the subject property.

II. Mistake in Existing Zoning Classification:

This issue was not raised by the applicant to support the rezoning.

III. Population Change:

The increase in population in Leonardtown and the surrounding area has created the need for additional physicians offices in Leonardtown, particularly near St. Mary's Hospital.

IV. Availability of Public Facilities:

Water and sewage is available from the Leonardtown systems. The proposed use would not adversely impact either the water or sewer system.

V. Present and Future Transportation Patterns:

Maryland Route 5 is currently the only major road leading through Leonardtown and continuing south. Present transportation patterns on Maryland Route 5 (also known as Washington Street) where it borders the subject property, are not a problem at this time. Traffic on Washington Street should decrease when the Leonardtown Bypass is constructed sometime around 1990. The proposed use of the subject property should not adversely impact present or future transportation patterns.

VI. Compatibility with Existing and Proposed Development:

The subject property is situated near Bell Motor Company, a car wash, Public Defender's office, Leonardtown water tower, school, church, thrift shop and fast food restaurant. There is no proposal to alter the exterior of the structure, which is residential in appearance, and therefore, it will remain compatible with both the residential and commercial uses in the area. No other development is proposed at this time in the area.

VII. Relationship of Proposed Amendment to Comprehensive Plan:

The Leonardtown Comprehensive Plan appears to designate the subject property for church purposes. However, the proposed use meets the Plan's goals of preserving existing buildings and expanding Leonardtown's facilities to meet and anticipate future population demands. The proposed use may also, serve to bring people into the general business district of Leonardtown after the bypass is constructed.

VIII. Fiscal Impact on Local Government:

The proposed use should increase the taxable value of the property, creating additional revenues for Leonardtown.

NOW THEREFORE, be it ordained this 15th day of July, 1986, by the Commissioners of Leonardtown that the application is hereby granted and the subject property is hereby rezoned from R-MF to C-0.

ATTEST:

Marylin G. Enwright
Marylin G. Enwright
Town Secretary

APPROVED AS TO LEGAL FORM
AND SUFFICIENCY:

Joseph R. Densford
Joseph R. Densford
Corporation Counsel

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