

RESOLUTION NO. 7-86  
SALLY S. CARTER  
119 JEFFERSON STREET

ZONING AMENDMENT RESOLUTION

WHEREAS, Sally S. Carter, owner of the subject property located at 119 Jefferson Street, has applied to rezone the subject property from Single-Family Residential to General Commercial.

WHEREAS, the Leonardtown Planning and Zoning Commission, after due public notice, conducted a public hearing on the application on July 21, 1986.

WHEREAS, the Planning and Zoning Commission, after deliberation following the public hearing on July 21, 1986, voted unanimously to recommend to the Commissioners of Leonardtown that the application to rezone the subject property from Single-Family Residential to General Commercial be granted.

WHEREAS, the Commissioners of Leonardtown, after due public notice, conducted a public hearing on the application on August 11, 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:

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

II. Mistake in Existing Zoning Classification:

The zoning map for Leonardtown contains an obvious error in that it shows the subject property located at 119 Jefferson Street, as being Single-Family Residential when, in fact, the history of this parcel of land from its original development for use as a print shop to its present use has always been for a commercial purpose.

III. Population Change:

The increase in population in Leonardtown and the surrounding area has created a need for small commercial establishments such as those which have historically occupied the subject property.

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:

The continuation of the subject property's present commercial use will not change present or future transportation patterns.

VI. Compatibility with Existing and Proposed Developments:

The subject property is located near North End Exxon and the High's Store. There is no proposal to alter the exterior of the structure which is small scale commercial in appearance, and therefore, it will remain compatible with both the residential and commercial uses in the area.

VII. Recommendation of the Leonardtown Planning and Zoning Commission:

The Leonardtown Planning and Zoning Commission has unanimously recommended that the application to rezone be granted.

VIII. Relationship of Proposed Amendment to Comprehensive Plan:

The continued use of the subject property as a commercial structure is in conformity with the Leonardtown Comprehensive Plan for the location of the subject property.

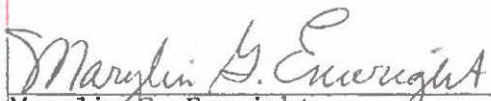
IX. Costs of Re-Zoning Application:



In light of the fact that the subject property has always been utilized for commercial enterprises, the Leonardtown Commissioners have always treated the property as having been zoned commercial and but for an artist's error in the zoning map depicting the area as being zoned Single-Family Residential the subject property would have been correctly depicted as General Commercial, the costs of this application should be waived.

NOW THEREFORE, be it ordained this 8<sup>th</sup> day of September, 1986, by the Commissioners of Leonardtown that the application is hereby granted and the subject property is hereby rezoned from Single-Family Residential to General Commercial, and the costs thereof be and hereby are waived.

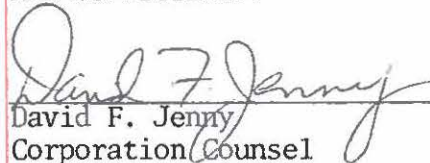
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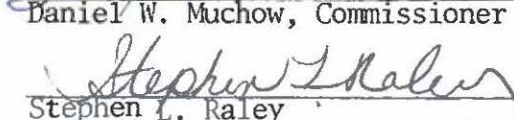
COMMISSIONERS OF LEONARDTOWN

  
Marilyn G. Enwright  
Town Secretary

  
Edward H. Long, President  
  
J. Maguire Mattingly, Jr., Vice President

APPROVED AS TO LEGAL FORM  
AND SUFFICIENCY:

  
David F. Jenny  
Corporation Counsel

  
Daniel W. Burris, Commissioner  
  
Daniel W. Muchow, Commissioner  
  
Stephen L. Raley