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**PUBLIC MEETING NOTICE
TOWN OF RISING SUN
BOARD OF ZONING APPEALS**

Public notice is hereby given that the Town of Rising Sun's Board of Zoning Appeals will be holding a public meeting on the 3rd Floor of Town Hall, located at 1 E Main Street, Rising Sun, Maryland, on Wednesday October 25, 2023, at 5:00 PM.

A summary of the case is provided below.

PCBA CASE 23-02: The applicant, Mavis Tire Supply, LLC, of 358 Saw Mill River Road, Valhalla, New York, has applied to construct and operate an 8 Bay - Automotive repair and service shop on a vacant piece of land located between 235 and 281 East Main Street. The area is currently zoned Limited Commercial in the Town's Zoning Code. The location does not have a listed address but according to the State Land Records, is identified as Parcel 201, located on Map 10C with an account number of 06-023053. The property is owned by LAMANNO LLC, which has a mailing address of 2801 Wesleyan Drive, Churchville, Maryland. This proposed business is closely related to a use currently defined on page 28, note 2.111.1 of the Town's Zoning Code as "Automobile parts, supplies, and tire stores; drug stores, and food and beverage" which is permitted with conditions in the Limited Commercial District, but it can also be described on page 34, note 14.200 as a "Sales with installation of motor vehicle parts or accessories (tires, mufflers, etc.)", which is not listed as a use permitted in the Limited Commercial Zoning District. However, the proposed use is consistent with the intended uses listed for this zoning district in the Town's 2018 Comprehensive Plan. The applicant is seeking a special exception to operate this business in the Limited Commercial Zoning District. In addition, the applicant is seeking any and all variances needed to include a variance for a reduction of the Landscape buffer from 10 feet to 5 feet, a variance for the Wet Stream Buffer and a variance to encroach upon the Wetlands area. If the special exception and variances are granted, the applicant will then proceed with securing land development approvals from the Army Corps of Engineers, and the State of Maryland Department of Natural Resources, before returning to the Town of Rising Sun's Planning Commission to secure land development approvals for the proposed project.

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Calvin A Bonenberger Jr.
Zoning Officer