TITLE: Vona Estates

FILE NUMBER: SP-16-06, AP #16485, (APFO #16580, FRO #16589, SWM #16487)

REQUEST: Site Development Plan
The Applicant is requesting Site Development Plan approval for a ‘Facility for Functions’ (per Special Exception B-15-16) on a 130.58-acre site listed on the County Register of Historic Places.

PROJECT INFORMATION:
LOCATION: 7701 Dance Hall Road; Located on east side of Dance Hall Road; south of the village of Mount Pleasant
TAX MAP/PARCEL: Tax Map 68, Parcel 009
COMP. PLAN/LAND USE: Agricultural (A)
ZONE: Agricultural (A)
REGION: Walkersville
WATER/SEWER: NPS

APPLICANT/REPRESENTATIVES:
APPLICANT: Walker House LLC
OWNER: Joselene Hills LLC
ENGINEER: B&R Design Group
ARCHITECT: N/A
ATTORNEY: N/A

STAFF: Denis Superczynski

RECOMMENDATION: Conditional Approval

Attachments:
Exhibit #1 - Site Plan - Rendering
Exhibit #2 – Board of Appeals Special Exception Findings and Decision (B-15-16)
Exhibit #3 – Parking Modification Request and a Request for Approval of an Alternate Landscape Plan
ISSUE

Development Request

The Applicant is requesting Site Development Plan approval for a Facility for Functions to be developed and operated on the 130.58-acre property known as Vona Estates/Captain Samuel Cock Farmstead (see figure 1 below). The proposed development of this use is pursuant to a Special Exception approved (July 23, 2015) by the Board of Zoning Appeals (B-15-16) with the following findings:

"Under Ordinance Section I-19-3.210(B) the Board finds:

1. The Board finds that the proposed use is consistent with the intent and purpose of the Comprehensive Development Plan and of the Zoning Ordinance, and that the Applicant’s proposed use allows for the continued preservation and maintenance of the existing agricultural use on the Property, as well as its historic structures. The Board finds the Applicant intends to use the existing farmhouse along with the cluster of farm buildings and nearby area to host events such as weddings, birthday parties, anniversary parties, graduation parties, rehearsal dinners and corporate/social banquets. The Applicants indicate a large addition to the bank barn is planned as per their submission.

2. The Board finds that the nature and intensity of the operations involved in or conducted in connection with it and the size of the site in relation to it are such that the proposed use will be in harmony with the appropriate and orderly development of the neighborhood in which it is located. The proposed use will cause no exterior changes to the Property or structures and the Property acreage will continue to be preserved and maintained as a working farm. Wedding receptions primarily will be held inside the existing barns located on the Property to mitigate any noise, which could be heard by neighboring landowners.

3. The Board finds that operations in connection with the special exception at the proposed location shall not have an adverse effect such as noise, fumes, vibration or other characteristics on neighboring properties above and beyond those inherently associated with the special exception at any other location within the zoning district. The Applicants indicate Property is primarily a farm and will continue to utilize the Property as an operating farm. Most events such as wedding receptions will be contained within the existing historic structures to mitigate any potential impacts, such as noise, on neighboring property owners.

4. The Board finds that parking areas will comply with the off street parking regulations of this chapter and will be screened from adjoining residential uses, and the entrance and exit drives are laid out so as to achieve maximum safety.

5. The Board finds the road system providing access to the proposed use is adequate to serve the site for the intended use. The Board finds that issues regarding traffic and the existing road system will be analyzed, reviewed and addressed during the site development plan review phase of the Applicant’s proposed use.

The Board finds that the Applicant testified [that] events will be scheduled only 1 event per day, between Thursdays and Sundays from the hours of 11am to 11pm, with most events to occur on weekends.
The Board finds the Applicant testified [that] music or amplified sounds will be located indoors after 9pm, and that only outdoor music would be for ceremonies. The Applicant also testified that events will be no larger than 300 guests.

The Board finds that the Property and the Applicant’s proposed use meets the requirements of Section 1-19-8.600 for historic eligibility as per the Frederick County Historic Preservation Commission (HPC) Determination of Eligibility letter Referencing the Captain Samuel Cock house (DOE #15-03), addressed to the Chairman of the Board of Appeals and dated June 11, 2015…

…The Board of Appeals finds that the Applicant meets the requirements of Section 1-19-3.210 and 1-19-8.600, and therefore voted unanimously (5-0) to grant the Applicant’s request for a Special Exception to use a Historic Structure or Site for use as a Facility for Functions subject to the following conditions:

1. Music or any other amplified sounds will be located indoors after 9pm;
2. Events will not be larger than 300 guests.”

The Site of the proposed Facility for Functions is zoned Agricultural and is located on the east side of Dance Hall Road between Liberty Road (MD 26) and Gas House Pike (see figure 2 below). The proposed Site Development Plan is subject to the approved special exception and reflects functions generally expected to occur in the area surrounding the restored 19th-century bank barn and the historic home. Parking is proposed in the field behind the bank barn, southeast of the primary activity areas. The existing historic house will serve as a single-family residence, as well as a hosting space and business office for the facility.

The portion of the site that is proposed to be utilized for functions on the property is located 800 feet from Dance Hall Road and would be accessed via a widened, paved driveway which terminates south of the bank barn at the field parking area. Two existing turnaround loops are situated to the west and south of the main house. Improvements to the driveway entrance onto Dance Hall Road will facilitate a safer entry and exit condition for vehicles entering and leaving the Site.

A 2,100 s.f. concrete pad for use as a seasonal tent site is proposed for the area in front of the barn (bank level) adjacent to one of the turnaround driveway loops. This tent pad site is linked to the barn facility, the main house, and the handicap parking area through a series of sidewalk links coordinated to allow for access in and around the center of the planned activities area.

An existing frame garage is being converted into a structure that will serve as a restroom facility as well as an enclosed structure for use by catering services. This building is located adjacent to the tent pad and will be linked to the bank barn through the construction of a deck or platform.

Events will be limited to fewer than 300 attendees and will primarily occur Thursdays through Sundays, between the hours of 11am and 11pm.
Figure 1 - Aerial Photo of Vona Estates (Capt. Samuel Cock Farmstead)
BACKGROUND

Development History

In July 2015 the Applicant was granted approval by the Board of Zoning Appeals for a Special Exception under Section 1-19-8.600 of the Zoning Ordinance which permits for “…the conversion of an existing historic structure or site into a restaurant, inn, antique shop, museum, information center, business or professional office, group home use, or a facility for functions such as seminars, festivals, cultural or social events, or other similar activities of historic interest…Such conversion shall not result in any substantial external alteration of the appearance of the historic structure or site.” And, importantly, “Before the special exception can take effect, the historic structure or site must be listed on the Frederick County Register of Historic Places.”

The issuance by the Historic Preservation Commission in 2015, of a Determination of Eligibility for the County Register as well as a formal recommendation that the Vona Estates site be listed on the Register by the County Council, established the eligibility of the site for the Special Exception. On January 12, 2016, the Vona Estates site was formally listed on the County Register as CR-15-03 (Captain Samuel Cock Farmstead), fulfilling a primary condition of the Special Exception approval and allowing the Applicant to move forward in the Site Development Plan review process.

Once a property is listed on the County Register, any proposed changes to the exterior of a building or structure, (including any visible site improvements such as driveways, signage, or significant alteration of the landscape), must receive a Certificate of Appropriateness issued by the HPC. The HPC reviewed the current Site Plan application and issued its Certificate of Appropriateness approving the proposed changes to the site.
The subject Site is an historic farm property in a predominantly rural and low-density residential neighborhood located south of the village of Mount Pleasant. Although the site is over 130 acres in size, the general area proposed for the event venue is limited to approximately 6 acres in size and is surrounded on three sides by agricultural land.

The existing Site is gently rolling with the cluster of temporary and permanent structures supporting the planned use occupying the highest point on the property, centrally located within the agricultural fields (See Figure 3). No regrading of the Site is proposed. Much of the existing landscaping material in the immediate vicinity of the activity site will remain after construction of the new gravel driveway, the new driveway entrance, and the seasonal tent pad.

**Figure 3 - View of vicinity showing adjacent land uses (looking eastward)**

Surrounding land uses include (see Figure 3):

- **North** – The area adjacent to the Vona Estates property on the north is in forest cover with small pockets of low density residential uses located approximately 2,200 feet from the farmstead cluster.
- **West** – Five single-family dwellings and some scattered forested areas form the western boundary of the Subject property (across Dance Hall Road).
- **South** – Agricultural fields and forested areas are located immediately adjacent to the property boundary.
East – The eastern boundary of the Site is in agricultural use.

Figure 4 - Panoramic view of the main house (far left) and surrounding landscape (from NE side of the barn).

ANALYSIS

Summary of Development Standards Findings and Conclusions

Key issues of the proposed development include:
- Compliance with site plan standards as a County Register historic site
- Providing adequate and safe vehicle access to and within the Site
- Providing any necessary alterations or improvements to the Site due to its adaptive re-use

Detailed Analysis of Findings and Conclusions

Site Development Plan Approval shall be granted based upon the criteria found in:

**Site Development §1-19-3.300.4 (A):** Existing and anticipated surrounding land uses have been adequately considered in the design of the development and negative impacts have been minimized through such means as building placement or scale, landscaping, or screening, and an evaluation of lighting. Anticipated surrounding uses shall be determined based upon existing zoning and land use designations.

Findings/Conclusions

1. **Dimensional Requirements/Bulk Standards:** With the exception of the seasonal tent pad and a new patio area on the lower side of the bank barn, no new structures are planned for the Site. The Zoning Ordinance provides setback requirements in the Agricultural District which are easily satisfied in this Site Plan application since the activity is occurring primarily in the center of an agricultural parcel surrounded by many acres of farmland. Standards shown below are for the existing residential structure.

   The Applicant is proposing to meet the established setback requirements generally summarized as follows:
<table>
<thead>
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<th>Required (Residential)</th>
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<tbody>
<tr>
<td>Front Yards:</td>
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<td>Side Yards:</td>
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<tr>
<td>Rear Yards:</td>
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<tr>
<td></td>
<td>&gt; 1,411 ft</td>
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</table>

Maximum Building Height (A District): 30 ft
Maximum Building Height Proposed (Existing house): 25 ft
Maximum Building Height Proposed (Existing bank barn): 29 ft

The proposed Building Restriction Lines (BRL’s) are illustrated on the Site Plan though none of the structures come close to breaching those limits.

2. **Signage §1-19-6.300:** The Applicant is proposing a signage as follows:

Permitted signage (business identification in the A District): 25 sf
Maximum sign height: 15 feet

Proposed signage (maximum): 25 sf

Specific compliance with the sign regulations will be reviewed at the time of application for a sign permit by the Applicant.

3. **Landscaping §1-19-6.400:** The Applicant proposes no additional landscape plantings in conjunction with the current application. The proposed plan generally maintains existing forested areas and much of the other vegetation (individual trees and shrubs) on the property. The Historic Preservation Commission has approved the vegetation plan as provided, finding that the limited approach regarding vegetation along the roadway and surrounding the farm building cluster serves to maintain the existing agricultural character of the historic site. The Applicant has submitted a request seeking approval by the Planning Commission of an alternate landscape plan to document this approach to meeting the site plan standards as well as the standards for the rehabilitation and maintenance of the historic site which is listed on the County Register of Historic Places.

Staff finds that the alternate landscape plan as presented is consistent with the intent of the Historic Preservation Commission efforts and therefore meets the requirements of the Zoning Ordinance.

4. **Lighting §1-19-6.500:** Permanent outdoor lighting is provided via building-mounted fixtures where required by the building code. As provided in the Zoning Ordinance, lighting provided for emergency or safety purposes as required by building or electrical code is exempt from ordinance standards. Other site lighting – in the parking areas or at the tent and barn ruin locations – will be temporary in nature. A note has been added to the Site Plan indicating that lighting levels at the property boundaries shall not exceed 0.5 footcandles in intensity.

Staff finds the lighting plan to be consistent with the requirements of the Zoning Ordinance.

**Transportation and Parking §1-19-3.300.4 (B):** The transportation system and parking areas are adequate to serve the proposed use in addition to existing uses by providing safe and efficient circulation, and design consideration that maximizes connections with surrounding land uses and accommodates public transit facilities. Evaluation factors include: on-street parking impacts, off-street parking and loading design, access location and design, vehicular, bicycle, and pedestrian circulation and safety, and existing or planned transit facilities.
1. **Access/Circulation:** Vehicular access to the Site is provided via a single proposed driveway with an access onto Dance Hall Road located approximately 800 feet west of the building cluster that will serve as the facility for functions. The location of this existing drive provides a direct access point to the venue while making use of an existing and known property entrance. The new entrance will be modified to meet commercial driveway standards and improve sight distance for drivers. The new entrance will transition to a widened paved driveway that delivers visitors to the facility and grassed parking fields. Adequate access for emergency vehicles is provided on the Site through the widening of approximately 750 linear feet of the existing internal paved lane to a full 16 feet in width, and a re-routing of the gravel driveway that will serves the parking fields. (See Figure 5)

![Figure 5 - View of the historic Captain Samuel Cock House - the original ca. 1810 house is the smaller section on the right. This is the view of the approach from the west on the driveway from Dance Hall Road.](image)

3. **Parking:** Parking for the proposed facility for functions is provided in a single grass field measuring approximately 34,000 sf (0.77 acres) in size. This parking area will remain unpaved and unmarked and is identified on the Site Plan to demonstrate that sufficient parking space is available to meet the minimum requirement of the Zoning Ordinance. The parking spaces provided include the grass field parking area as well as the paved parking spaces provided at the driveway turnaround and handicap parking area.
Parking Requirements
Required - @ 1 space per 4 seats (maximum # guests = 300): 75 spaces*
Provided – Area sufficient to provide 91 spaces including adequate circulation aisles: 34,000+ sf
* [Parking calculation uses the category of ‘Theater, outdoor or indoor stage, and similar uses’]

Staff has worked with the Applicant to ensure that the parking standards are satisfied while also considering the visual impact on the historic site. The Historic Preservation Commission (HPC), in its reviews of this plan, has been satisfied that the parking field option provides a low impact solution to the parking requirement while minimizing the degradation of the site’s historic integrity. The location of the parking area – southeast of the bank barn – is a direct response to the HPC’s request that the parking area be sufficiently segregated from the cluster of structures which form the core of the historic farmstead and be located in such a way as to minimize the visual impact of the western approach to the house.

The Applicant has requested a parking modification to provide 91 grass spaces where 75 parking spaces are required (see modification request attached as Exhibit # 4).

Loading Requirements
Required - 1 large or 2 small spaces (misc. commercial uses not listed in Section 1-19-6.210(B) > 5,000 sf)
Provided - 2 small spaces (located adjacent to caterer facility)

The location of the proposed loading spaces serve the primary activity areas on the Site: the caterer facility and the seasonal tent pad. These loading spaces near the seasonal tent area provide service providers with ready access to the site at a location convenient to meet most of the needs of the operation including caterers, musicians, furniture rental businesses, etc. The second service area, the restored bank barn, can be served by these loading spaces but may also be served quite readily by the portion of the loop turnaround drive near the handicap parking spaces north of the barn.

Pedestrian Circulation and Safety §1-19-6.220 (G): Due to the rural nature of the site, as well as the insular character of the proposed use, pedestrian circulation has been designed to accommodate movement within a limited area in the vicinity of the barn, main house, and seasonal tent pad. Movement between the parking areas and the areas designated for event activities is planned to occur over routes through the existing mowed fields, on the new gravel drive, and on the paved (materials to be approved by the HPC) pedestrian paths between buildings. A small hard-surfaced area at a central point between the house, barn, service building (restroom/catering), and tent area is designated as a drop-off site for visitors with mobility constraints. The Applicant will utilize on-site staff to guide vehicles and pedestrians safely within the Site during planned events.

Bicycle Parking §1-19-6.220 (H): No bicycle parking is required for this proposed use and no bicycle parking has been provided.

Public Utilities §1-19-3.300.4 (C): Where the proposed development will be served by publicly owned community water and sewer, the facilities shall be adequate to serve the proposed development. Where proposed development will be served by facilities other than publicly owned community water and sewer, the facilities shall meet the requirements of and receive approval from the Maryland Department of the Environment/the Frederick County Health Department.
Findings/Conclusions

1. **Public Water and Sewer**: The Site is designated ‘No Planned Service’ for both public water and public sewer service in the Frederick County Water and Sewer Plan. The Health Department has conditionally approved the proposed Plan. The Site will be served by on-site well and septic facilities approved by the Health Department.

_Natural features §1-19-3.300.4 (D):_ Natural features of the site have been evaluated and to the greatest extent practical maintained in a natural state and incorporated into the design of the development. Evaluation factors include topography, vegetation, sensitive resources, and natural hazards.

Findings/Conclusions

1. **Natural Features**: This application includes redevelopment activity in an upland area devoid of any sensitive natural features. The property has been actively farmed for more than two centuries and all of the proposed construction activity is set to occur in previously-developed land areas or in existing buildings. Flooding soils existing on-site, however these resources are located within the Forest Conservation Easement area along the northern property boundary and will not be impacted by the proposed development.

_Common Areas §1-19-3.300.4 (E):_ If the plan of development includes common areas and/or facilities, the Planning Commission as a condition of approval may review the ownership, use, and maintenance of such lands or property to ensure the preservation of such areas, property, and facilities for their intended purposes.

Findings/Conclusions

1. **Proposed Common Area/Open Space**: No public common areas are proposed in this Site Plan application.

Other Applicable Regulations

**Adequate Public Facilities Ordinance (APFO) – Chapter 1-20**

_Roads:_ A note of condition has been placed on the Site Plan indicating that: “There will be less than 50 events per year during the peak hour of adjacent street traffic. (Dance Hall Road)”. There are no escrow accounts in the area of the proposed development and the project has therefore satisfied the APFO requirements.

_Schools:_ As a non-residential use, the proposed use does not generate any students and is therefore exempt.

_Water and Sewer:_ The Site is designated as NPS, No Planned Service, in the County’s Water and Sewer Plan. No connection to a public water or sewer system is proposed.

**Forest Resource Ordinance (FRO) – Chapter 1-21**

_FRO AP 16589:_ The Applicant has submitted a Forest Conservation Plan for review, which has been approved by Staff. The area under FRO review (0.77 acres of proposed disturbance) does not contain forest, but does generate an afforestation requirement of 0.15 acres. The Applicant will meet this mitigation requirement by providing 0.15 acres of new forest banking credit or 0.30 acres of existing forest banking credit. FRO mitigation must be provided prior to applying for any grading or building permits.
FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.

**Stormwater Management (SWM) – Chapter 1-15**
A Combined Stormwater Management plan has been submitted and reviewed (AP 16487). Final review will be conducted upon site development plan approval.

**Findings/Conclusions**
Based upon the review and analysis as provided above, Staff finds that the proposed application meets the Site Plan review criteria as set forth in §1-19-3.300.4 including items related to site development, transportation, parking, public utilities, natural features, and common areas. Staff will continue to work with the Applicant as the project moves through the remainder of the development process.

**Summary of Agency Comments**

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**RECOMMENDATION**
Staff has no objection to conditional approval of the proposed Vona Estates site development plan for the proposed Facility for Functions. If the Planning Commission conditionally approves the plan, the site plan is valid for a period of three (3) years from the date of Planning Commission approval. Based on the discussion in this report and with the conditions listed below, Staff finds that the application meets and/or will meet all applicable Zoning, APFO and FRO requirements once the following conditions are met.

1. Site Development Plan approval is valid for a period of three (3) years from approval date and will therefore expire on December 14, 2019.
2. The Site Development Plan approval is subject to the Board of Appeals findings and decisions for B-15-16 adopted July 23, 2015.

3. Planning Commission approval of the alternate landscape plan as requested by the Applicant.

4. Planning Commission approval of the parking space modification to permit the provision of 91 spaces where 75 spaces are required by the Ordinance.

5. The Applicant shall obtain a sign permit prior to placement of signage on the subject property.

6. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.

7. Address all agency comments as the plan proceeds through completion.

**PLANNING COMMISSION ACTION**

**MOTION TO APPROVE WITH CONDITIONS**

I move that the Planning Commission APPROVE Site Development Plan SP-16-06 (AP 16485) with conditions and modifications as listed in the staff report for the proposed Vona Estates ‘facility for functions’, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.
FINDINGS AND DECISIONS

This matter comes before the Board on the application of Joselene Hills, LLC, Mark Lynch and David Iskra (hereinafter "Applicant") for a Special Exception as provided for in the Frederick County Zoning Ordinance (hereinafter "Ordinance"). The property (hereinafter "Property") for which the Special Exception is requested is located at 7701 Dance Hall Road, Frederick, MD 21704 and is further identified as Tax Map 68, Parcel 9 and Tax Identification #13-305358. The Property is currently zoned Agricultural (AG), and contains a total of approximately 130 acres. The Applicant seeks a Special Exception under Ordinance Sections 1-19-3.210 and 1-19-8.600 to use a Historic Structure or Site as a Facility for Functions.

Under Ordinance Section 1-19-3.210(A) the Board finds that the Applicant has demonstrated a financial, contractual, or proprietary interest in the Property.

Under Ordinance Section 1-19-3.210(B) the Board finds:

1. The Board finds that the proposed use is consistent with the intent and purpose of the Comprehensive Development Plan and of the Zoning Ordinance, and that the Applicant’s proposed use allows for the continued preservation and maintenance of the existing agricultural use on the Property, as well as its historic structures. The Board finds the Applicant intends to use the existing farmhouse along with the cluster of farm buildings and nearby area to host events such as weddings, birthday parties, anniversary parties, graduation parties, rehearsal dinners and corporate/social banquets. The Applicants indicate a large addition to the bank barn is planned as per their submission.

2. The Board finds that the nature and intensity of the operations involved in or conducted in connection with it and the size of the site in relation to it are such that the proposed use will be in harmony with the appropriate and orderly development of the neighborhood in which it is located. The proposed use will cause no exterior changes to the Property or structures and the Property acreage will continue to be preserved and maintained as a working farm. Wedding receptions primarily will be held inside the existing barns located on the Property to mitigate any noise, which could be heard by neighboring landowners.
3. The Board finds that operations in connection with the special exception at the proposed location shall not have an adverse effect such as noise, fumes, vibration or other characteristics on neighboring properties above and beyond those inherently associated with the special exception at any other location within the zoning district. The Applicants indicate Property is primarily a farm and will continue to utilize the Property as an operating farm. Most events such as wedding receptions will be contained within the existing historic structures to mitigate any potential impacts, such as noise, on neighboring property owners.

4. The Board finds that parking areas will comply with the off street parking regulations of this chapter and will be screened from adjoining residential uses, and the entrance and exit drives are laid out so as to achieve maximum safety.

5. The Board finds the road system providing access to the proposed use is adequate to serve the site for the intended use. The Board finds that issues regarding traffic and the existing road system will be analyzed, reviewed and addressed during the site development plan review phase of the Applicant’s proposed use.

The Board finds that the Applicant testified events will be scheduled only 1 event per day, between Thursdays and Sundays from the hours of 11am to 11pm, with most events to occur on weekends.

The Board finds the Applicant testified music or amplified sounds will be located indoors after 9pm, and that only outdoor music would be for ceremonies. The Applicant also testified that events will be no larger than 300 guests.

The Board finds that the Property and the Applicant’s proposed use meets the requirements of Section 1-19-8.600 for historic eligibility as per the Frederick County Historic Preservation Commission (HPC) Determination of Eligibility letter Referencing the Captain Samuel Cock house (DOE #15-03), addressed to the Chairman of the Board of Appeals and dated June 11, 2015.

The Board heard testimony from three witnesses that spoke in favor of the proposal, one witness spoke in opposition and two witnesses spoke on various issues regarding the proposal.

The Applicant is bound by all exhibits and testimony.

The Board conducted an onsite inspection of the Property on June 17, 2015.

The Board held a public hearing on the requested Special Exception on June 25, 2015.
For all the foregoing reasons, Mr. Conard made a motion to grant the Applicant’s request and was seconded by Mr. Bowersox. The Board of Appeals finds that the Applicant meets the requirements of Section 1-19-3.210 and 1-19-8.600, and therefore voted unanimously (5-0) to grant the Applicant’s request for a Special Exception to use a Historic Structure or Site for use as a Facility for Functions subject to the following conditions:

1. Music or any other amplified sounds will be located indoors after 9pm;

2. Events will not be larger than 300 guests.

Adopted by the Board of Appeals on the 23 day of July, 2015.

John Greenwell, Chair
Alán Duke, Member
Michael Bowersox, Member
Donald Miller, Member
Thomas Conard, Alternate-Member

Ordinance Section 1-19-3.210 (I)
A decision of the Board of Appeals granting a special exception will be void 5 years from date of approval by the Board of Appeals unless the use is established, a building permit issued, construction has begun, or final site development plan approval has been received in accordance with the terms of the decision. Upon written request submitted to the Zoning Administrator no later than 1 month prior to the expiration date and for good cause shown by the applicant, a 1 time extension may be granted by the Zoning Administrator for a period not to exceed 6 months.
August 29, 2016

Mr. Denis Supercznski
Planning and Permitting
32 N. Market St.
Frederick, MD. 21701

Subject: Vona Estates
Hanson No. 16485
B & R No. 15-722

Dear Denis:

The Owner is requesting that the Planning Commission approve a parking modification to the required number of parking spaces from 75 spaces to 91 spaces as indicated on the site plan. As we discussed, this request is technical modification, since all the parking areas except for the ADA parking spaces are located within grass areas and the guests will be directed to the parking areas by the attendants.

Thank you for your consideration of this request.

Sincerely,

[Signature]
William J. Brennan, Jr.
B & R Design Group

Exhibit 3 – Parking Modification
August 29, 2016

Mr. Denis Supercznski
Planning and Permitting
32 N. Market St.
Frederick, MD. 21701

Subject: Vona Estates
Hanson No. 16485
B & R No. 15-722

Dear Denis:

The Owner is requesting that the Planning Commission approve an alternate landscaping plan for the project. The alternate design would use and preserve the existing vegetation which is permitted under section 1-19-6.400 (F) in order to meet the landscaping requirements. The events venue is located at the existing historic barn, which is located in the center of the farm. The applicant is requesting that the existing view sheds be preserved by utilizing the existing vegetation. The placement of the proposed parking areas were located within the hay fields and are screened by the existing forested areas.

Thank you for your consideration of this request.

Sincerely,

[Signature]

William J. Brennan, Jr.
B & R Design Group

Exhibit 3 – Request for Alternate Landscaping Plan