



# Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

[www.berlinmd.gov](http://www.berlinmd.gov)



*'America's Coolest Small Town'*

**Town of Berlin  
Planning Commission Meeting  
January 08, 2020**

**5:30 PM**

**Berlin Town Hall – Council Chambers**

1. **Call to Order**
2. **Agenda Adoption**
3. **Approval of Minutes – December 11, 2019**
4. **Site Plan Approval – 9958 North Main Street Bldg. # 5**
5. **Site Plan Approval – 312 Maple Ave. – Willows at Berlin**
6. **Request for Change in Zoning Classification from M-1A Industrial District to B-2 Shopping District Tax Map 0025, Parcels 0004 & 0461**
7. **Comments from the Commissioners**
8. **Comments from the Chairman**
9. **Comments from the Public**
10. **Comments from Staff**
11. **Adjournment**

received  
12/20/19

#525 12/20/19



## Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811  
Phone 410-641-2770 Fax 410-641-2316  
www.berlinmd.gov



### PLANNING COMMISSION APPLICATION

DATE: 12.20.19 HEARING DATE: 01-08-2020 CASE NUMBER: 01-08-20-01

APPLICATION FOR: ☐ SUBDIVISION ☒ SITE PLAN REVIEW

PROJECT NAME: Berlin Main Place

LOCATION OF PROPERTY: 9955 N. Main Street

SIZE OF PROPERTY: 3/4 Acre ZONING: B-2 TOTAL LOTS: CONDO ASSOC

PROPERTY OWNER/AGENT PALMER GILKS PHONE # 410.249.4821

ADDRESS P.O. Box 4322 SAUSBURG, MD. 21803 EMAIL PGilks@GEGBUILD.COM

SIGNATURE OF APPLICANT 

- Applications must be submitted at least two weeks prior to a regularly scheduled meeting of the Planning Commission.
- Three copies of the proposed subdivision or site plan must be provided with this application.
- Applicable review fees must be paid when application is submitted.

DAVIS, BOWEN & FRIEDEL, INC.

601 Main Street  
SALISBURY, MARYLAND 21804

TEL (410) 543-9091

FAX (410) 543-4172

TO: Gillis Gilkerson

## Letter of Transmittal

Date: 12/19/19

Job No: 0032A079.E01

ATTENTION: Palmer Gillis

RE: Berlin Main Place Building 5 P&Z

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover \ the following items.

☐ Shop drawings

☒ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change Order

☐ \_\_\_\_\_

COPIES	DATE	NO	DESCRIPTION
7	12/09/19		Berlin Main Place Building #5 P & Z

THESE ARE TRANSMITTED as checked below:

☐ For approval

☐ Approved as submitted

☐ Resubmit \_\_\_ copies for approval

☒ For your use

☐ Approved as noted

☐ Submit \_\_\_ copies for distribution

☐ As requested

☐ Make Corrections Noted

☐ Return \_\_\_ corrected prints

☐ For review and comment

☐ \_\_\_\_\_

☐ FOR BIDS DUE

# \_\_\_\_\_

☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO: \_\_\_\_\_

SIGNED: \_\_\_\_\_

Carlos Moreno

If enclosures are not as noted, kindly notify us at once.



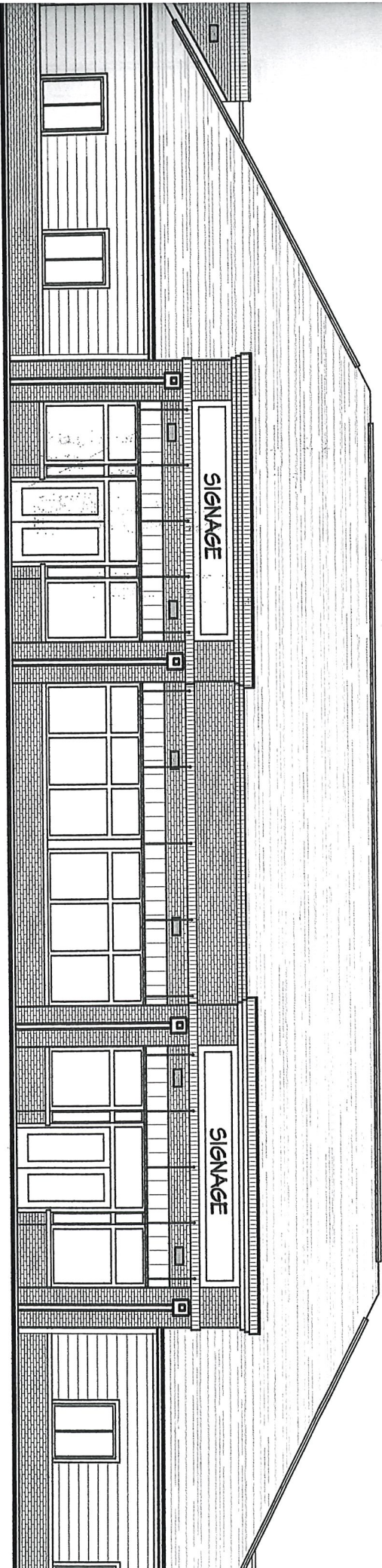
I certify  
I am a d

License

Project:







# BERLIN MAIN PLACE BUILDING SHELL #5

US RT. 50 & MD RT. 818, MAIN STREET. BERLIN, MARYLAND

PLANNING AND ZONING SET

DECEMBER 9, 2019

DBF # 0032A079.E01

SC solid core  
SCH schedule  
SCN screen  
SD storm drain  
SEC section  
SG sheet glass  
CU cabinet  
(al)

## LIST OF DRAWINGS



# Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811  
Phone 410-641-2770 Fax 410-641-2316  
www.berlinmd.gov

received  
12/19/19



## PLANNING COMMISSION APPLICATION

DATE: 12/18/2019 HEARING DATE: 1-8-2020 CASE NUMBER: 01-08-20-02

APPLICATION FOR: ☐ SUBDIVISION ☒ SITE PLAN REVIEW

PROJECT NAME: Willows at Berlin

LOCATION OF PROPERTY: 312 Maple Ave., Berlin, MD 21811

SIZE OF PROPERTY: 8.01 +/- acres ZONING: R-3 TOTAL LOTS: 1 lot consisting of 66 units

PROPERTY OWNER/AGENT David Holden PHONE # (302) 661-1560

ADDRESS 5 Powell Lane, Collingswood, NJ 08108 EMAIL dholden@Ingerman.com

SIGNATURE OF APPLICANT David J. Holden

- Applications must be submitted at least two weeks prior to a regularly scheduled meeting of the Planning Commission.
- Three copies of the proposed subdivision or site plan must be provided with this application.
- Applicable review fees must be paid when application is submitted.



ARCHITECTS  
ENGINEERS

206 WEST MAIN STREET  
SALISBURY, MD 21801  
PH: 410.742.3115  
PH: 800.789.4462  
FAX: 410.548.5790

SALISBURY  
BALTIMORE  
SEAFORD

www.gmbnet.com

## TRANSMITTAL

DATE: December 19, 2020

GMB NO: R190198.00 Task 001

TO: Town of Berlin  
10 William Street  
Berlin, MD 21811

RE: Willows at Berlin  
Site Plan

ATTN: Dave Englehart  
Planning Director

**Hand Delivered**

---

COPIES:

DESCRIPTION: SUBMITTALS

1

Planning Commission Application

1

Site Plan review fee in the amount of \$2,175 payable to the Town of Berlin (Residential Site Plan review \$525 + (\$25 X 66 units) = \$2,175 -- fee accounts for 65 units + 1 community building)

9

24" X 36" sets of drawings entitled *Willows at Berlin - Site Plan* (Sheet No. 1, 2, 3, 4, 5, 6, A1, A5, A6, A8, A9, A15, A16, & A17)

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REMARKS:

For distribution to the Planning Commission for Concept Review at the 01/08/2020 meeting. Please feel free to contact me at (410) 742-3115 with any questions. Thank you.

---

COPIES TO: Ingerman  
Attn: David Holden (w/out enclosures)



David J. Rovanseck  
Project Manager





















ARTISTIC RENDERING

Architecture  
by  
Design

8355 Grand Avenue • Raleigh, North Carolina 27617  
Phone: 410-480-2010 • Fax: 410-480-2460  
www.aad-architect.com

PROJECT:  
THE WILLOWS AT BERLIN  
MILLFORD HOUSING DEVELOPMENT CORPORATION

ISSUED FOR:  
PRESENTATION

These drawings are schematic design documents only. They are intended to convey design intent and further development is necessary for construction documents. These documents should not be used for permitting purposes.

A1



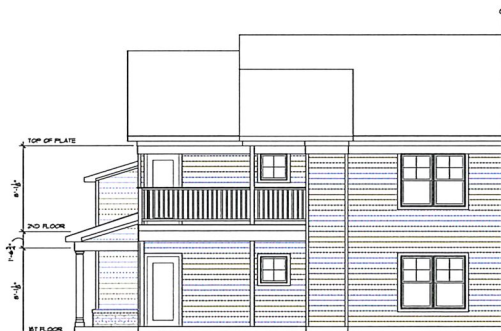
FRONT ELEVATION  
UNIT TYPE 'A'



REAR ELEVATION  
UNIT TYPE 'A'



FRONT ELEVATION  
UNIT TYPE 'C'



REAR ELEVATION  
UNIT TYPE 'C'



END ELEVATION  
UNIT TYPE 'C'

**APARTMENTS  
NEW CONSTRUCTION**

Architecture  
by  
Design  
6555 Grand Avenue • Historic District • St. Louis, MO 63119  
phone: 410-480-3218 • fax: 410-480-3480  
www.abd-architect.com

PROJECT  
THE WILLOWS AT BERLIN  
FIELD OF DREAMS, LLC  
Millard Housing Development Corporation

ISSUED FOR:  
PRESENTATION

1-28-2019

These drawings are schematic design documents only. They are intended to convey design intent and further development is necessary for construction documents. These documents should not be used for permitting purposes.

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SHEET TITLE & SCALE  
UNIT ELEVATIONS  
SCALE: 1/4" = 1'-0"

**A5**





UNIT C  
RIGHT ELEVATION  
BUILDING TYPE- 4



UNIT C      UNIT A      UNIT A      UNIT C  
REAR ELEVATION  
BUILDING TYPE- 4



UNIT C  
LEFT ELEVATION  
BUILDING TYPE- 4



UNIT C      UNIT A      UNIT A      UNIT C  
FRONT ELEVATION  
BUILDING TYPE- 4

# APARTMENTS NEW CONSTRUCTION

Architecture  
by  
Design  
8355 Clear Haven - Suite 100 - Dallas, TX 75240  
Phone: 972-440-2010 • Fax: 972-440-2480  
www.abd-architect.com

THE WILLOWS AT BERLIN  
Dallas, Texas  
Millions Housing Development Corporation  
SHEET TITLE & SCALE  
TYPICAL BUILDING ELEVATIONS  
SCALE: 1/8" = 1'-0"

ISSUED FOR:  
PRESENTATION 1-48-2015

These drawings are schematic design documents only. They are intended to convey design intent and further development is necessary for construction documents. These documents should not be used for permitting purposes.

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A6



REAR ELEVATION



FRONT ELEVATION

**COMMUNITY BUILDING**  
**NEW CONSTRUCTION**

Architecture  
by  
Design  
3032 Court Avenue • Marietta, Georgia 30067  
phone 410-480-3210 • fax 410-480-2400  
www.3bd-architects.com

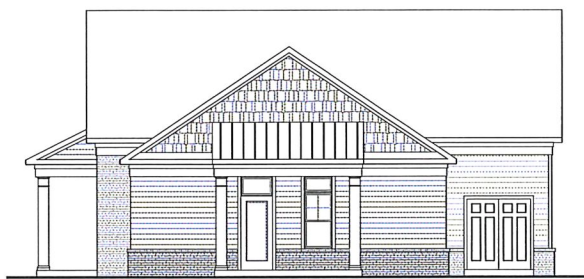
PROJECT  
THE WILLOWS AT BERLIN  
HELP of Builders, LLC •  
Millard Housing Development Corporation  
SHEET TITLE & SCALE  
COMMUNITY BUILDING - ELEVATIONS  
SCALE: 1/4" = 1'-0"

ISSUED FOR:  
PRESENTATION

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**A8**



RIGHT ELEVATION



LEFT ELEVATION

**COMMUNITY BUILDING**  
**NEW CONSTRUCTION**

Architecture  
by  
Design  
1832 County Avenue • Houston, Texas 77058  
Phone: 410-480-3211 • Fax: 410-480-2400  
www.abd-architects.com

PROJECT  
THE WILLOWS AT BERLIN  
1832 County Avenue  
Houston, Texas 77058  
Hillier Housing Development Corporation  
SHEET TITLE & SCALE  
COMMUNITY BUILDING - ELEVATIONS  
SCALE: 1/4" = 1'-0"

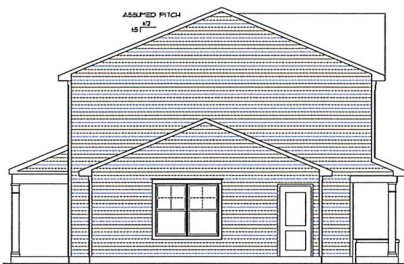
ISSUED FOR:  
PRESENTATION 1-28-2019

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document only. They are intended to  
convey design intent and further  
development is necessary for construction  
documents. These documents should not  
be used for permitting purposes.

**A9**

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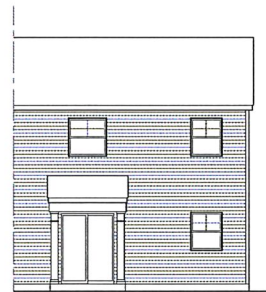
LEFT ELEVATION  
UNIT B-UFAS/ UNIT A4  
9M, UNIT B2



UNIT B-UFAS/ UNIT A4  
FRONT ELEVATION  
UNIT A-UFAS/ UNIT A4



UNIT A-UFAS/ UNIT A4  
REAR ELEVATION  
UNIT B-UFAS/ UNIT A4



REAR ELEVATION  
UNIT A3/ UNIT C3

Architecture  
by  
Design  
6355 Court Avenue • Historic District City, MD 2104  
phone: 410-480-5210 • fax: 410-480-5480  
www.aad-architect.com

PROJECT  
THE WILLOWS AT BERLIN  
MBD of Delaware, LLC  
Mildred Housing Development Corporation  
DATE: 11/18/18  
UNIT ELEVATIONS  
SCALE: 1/8" = 1'-0"

ISSUED FOR:  
PRESENTATION 11-09-2018

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RENOVATION

A15

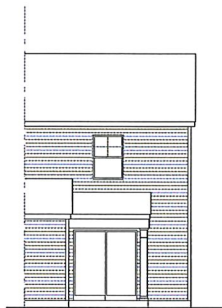


FRONT ELEVATION  
UNIT B1

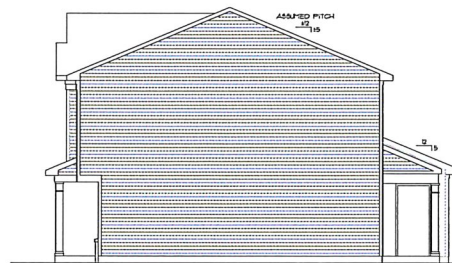


FRONT ELEVATION  
UNIT B2

FRONT ELEVATION  
UNIT B3



REAR ELEVATION  
UNIT B1, B2 & B3



RIGHT ELEVATION  
UNIT B1 & B3

Architecture  
by  
Design

6335 Cedar Avenue • Historic Hillside City, MO 63103  
phone 314-410-3210 • fax 314-460-2480  
www.abd-architect.com

PROJECT  
THE WILLOWS AT BERLIN  
MID of Delaware, LLC &  
Millard Housing Development Corporation

ISSUED FOR:  
PRESENTATION

UNIT ELEVATIONS  
SCALE: 1/8" = 1'-0"

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These drawings are schematic design documents only. They are intended to convey design intent and form. Development is necessary for construction documents. These documents should not be used for permitting purposes.

RENOVATION

A16







# Mayor & Council of Berlin

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www.berlinmd.gov



## PLANNING COMMISSION APPLICATION

DATE: 12/17/19 HEARING DATE: 1-8-20 CASE NUMBER: 01-18-20-03

APPLICATION FOR: ☐ SUBDIVISION ☐ SITE PLAN REVIEW

PROJECT NAME: Matyiko Property

LOCATION OF PROPERTY: Route 818 and Route 50

SIZE OF PROPERTY: 26.67 Ac. ZONING: M-1A TOTAL LOTS: 2

PROPERTY OWNER/AGENT Atlantic Group & Assoc. PHONE # 4106291160

ADDRESS 10044 Old Ocean City Blvd EMAIL carbaugh@the-atlanticgrp.com

SIGNATURE OF APPLICANT 

- Applications must be submitted at least two weeks prior to a regularly scheduled meeting of the Planning Commission.
- Three copies of the proposed subdivision or site plan must be provided with this application.
- Applicable review fees must be paid when application is submitted.



Civil Engineers  
Land Planners  
Landscape Architects  
Surveyors

---

December 17, 2019

Mayor Wm. Gee Williams  
Mayor and Council of Berlin  
10 William Street  
Berlin, MD 21811

Re: Change in Zoning Classification from M-1A Light Industrial District to B-2 Shopping District/ Tax Map 25 Parcel 0004 & 461.

Dear Mayor Williams:

I represent Delmarva Property Management Inc., who is the contract purchaser for the subject properties. The properties are located on the north side of U.S. Rt. 50, near the intersection of Maryland Route 818, generally identified as Tax Map 25 Parcels 0004 and 461 containing approximately 26.67 acres. Please accept this letter as a petition to change the zoning classification of the Properties from M-1A Light Industrial to B-2 Shopping District (the "Petition") as required by Sections 108-214 and 108-215 of the Town Zoning Ordinance (the "Town Code"). The properties presently can be served by water and wastewater service from the Town of Berlin. It is believed that the Properties were mistakenly zoned and there has been a change in the character of the neighborhood, either of which would support the change in zoning classification sought. I have enclosed the required filing fee in the amount of \$525.00.

Should anything further be needed from me, please advise and it will be provided forthwith. Your anticipated cooperation throughout this process will be appreciated.

Sincerely,

*Chris Carbaugh*

Chris Carbaugh, RLA, ASLA  
Managing Partner



# Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

[www.berlinmd.gov](http://www.berlinmd.gov)



Mayor and Town Council

December 16, 2014

Town of Berlin, MD

10 William Street

Berlin, MD 21811

RE: Rezoning Request for Phillip and Marie Houck, T/A P&M Partnership

Dear Mayor and Council,

At the Town of Berlin Planning Commission meeting held on November 12, 2014, after a Public Hearing, a motion was made and unanimously approved to make a recommendation to the Mayor and Town Council to rezone the property of Phillip and Marie Houck, T/A P&M Partnership located at the northwest corner of the intersection of Maryland Rt. 818 and U.S. Rt. 50, also known as Worcester County Tax Map number 25, Parcel numbers 460 and 145, from the M1A Industrial District to the B-2 Shopping District.

Pursuant to Maryland Code section 4-204(b)(2), the Planning Commission determined that the current zoning classification was a mistake, having been so designated for a development project circa 1998 that was never undertaken.

Sincerely,

Christopher Denny

Chairman, Berlin Planning Commission



### Findings of Fact

Upon consideration of the petition ("Petition") filed on September 19, 2014, by Mark Spencer Cropper, Esq., on behalf of Phillip Houck and Marie Houck, t/a P&M Partnership (hereinafter collectively referred to as the "Petitioners"), the Town Council of Berlin, hereby adopts the following findings of fact ("Findings of Fact") with regard to the Petition.

1. The Petitioners are the record title owners of that real property generally identified on Tax Map 25 as Parcels 460 and 145, located on the north side of U.S. Rt. 50 near its intersection with Maryland Rt. 818 (the "Properties").

2. The Petitioners filed the Petition on September 19, 2014 seeking to change the zoning classification of the Properties from M-1A Light Industrial District to B-2 Shopping District pursuant to Sections 108-214 and 108-215 of the Berlin Town Zoning Ordinance (the "Town Code").

3. The Petition was advertised as required by the Town Code and a hearing was held before the Town of Berlin Planning Commission (the "Planning Commission") on November 12, 2014. After the hearing and considering all of the evidence presented, the Planning Commission unanimously approved a motion to recommend to the Mayor and Town Council of Berlin to change the zoning classification of the Properties as requested in the Petition based upon a determination that the existing zoning classification is a mistake because of the following:

A. Pursuant to an Annexation Agreement dated December 20, 1999 (the "Agreement"), the Properties were annexed into the Town of Berlin on the premise that the Properties would become a portion of a planned industrial park to be named the "Berlin Technology Campus".

B. Pursuant to letters from the Town to the Petitioners dated December 20, 1999 and March 2, 2000, water and wastewater services were to be extended to the Properties as a result of the annexation.

C. On March 8, 2000, the Petitioners executed an Easement to the Town to facilitate the extension of water and wastewater services to the Properties.

D. Not until June 20, 2012, did the Town inform the Petitioners that water and wastewater services were soon to be extended to the Properties.

E. At no time since the annexation of the Properties into the Town has an industrial park of any kind been planned, designed and submitted to the Town for review and approval.

F. The Town does not at this time anticipate an industrial park on the Properties nor does the Town believe that such a use is the most desirable for the Town or the Properties.

G. The highest and best use for the Properties is commercial making a change in zoning classification from M-1A Light Industrial to B-2, Shopping District the most appropriate for the Properties and the Town.

H. There is a public necessity for the requested change in zoning classification. Convenience, general welfare and good zoning practice require that a finding of mistake occur and the Properties receive a change in zoning classification for M-1A Light Industrial to B-2 Shopping District.

Town of Berlin

_____ Date	_____ Mayor Wm. Gee Williams, III
_____ Date	_____ G. Troy Purnell
_____ Date	_____ Dean Burrell
_____ Date	_____ Elroy Brittingham
_____ Date	_____ Lisa Hall
_____ Date	_____ Thom Gulyas

Town of Berlin  
Planning Commission  
October 8, 2014

The Planning Commission meeting for October 8, 2014 was called to order at 6:00PM. In attendance were Chris Denny, Ron Cascio, Barbara Stack, John Barrett, Newt Chandler, Pete Cosby and Phyllis Purnell. Absent member from commission was Natasha Brittingham. Staff present was Dave Engelhart and Carolyn Duffy.

Chairman Denny called the October 8, 2014 meeting to order at 6:00PM. Chairman Denny called for a motion to adopt the agenda. Pete Cosby made the motion to adopt the October 8, 2014 agenda. John Barrett seconded the motion and it was unanimously accepted by the commission. Motion to approve the minutes from the August 13, 2014 meeting was made by Ron Cascio and seconded by Pete Cosby and it was unanimously accepted by the commission.

On the agenda was a request for the addition of property of Steven & Karen Black at the intersection of Friendship Road and US 50 to the Growth Area 1 of the Comprehensive Plan for the Town of Berlin. Mr. Joe Moore was present representing the property owners the Blacks. He explained that the property had to be in the Growth Area of the town according to Article 66B. He directed the commission to look at the pictures and it showed that the properties were contiguous to the town, which they are required to be. The growth area was shown on the map located at Seahawk Road and Stephen Decatur asking the commission to extend the growth area.

He said the request was for all the properties at Friendship Road. The present Arby's would be razed and moved down and the Royal Farm built at the present Arby's spot. Mr. Moore told the commission that in 2009 Article 66B said land had to be in the smart growth area. They would be required to get a recommendation to go to Mayor & Council and then Mayor & Council would go to the County. Mr. Moore thought it would be good for the town because it would not need rezoning. It fits and is appropriate for the growth area. Chairman Chris Denny asks about the water and sewer. Mr. Moore said he had spoken to Jane Kreiter and they had talked with Mayor & Council and they said they could pay for the EDU's over time. They would have to go under the road at route 50. Mr. Moore said he had wrote letters to the neighbors about being included in the Growth Area, and had not heard anything from them. Mr. Cascio asked if they were joining the two parcels. Mr. Moore said the facility would be available for commercial use.

Chairman Denny called for a motion. Newt Chandler made motion to accept the request for the property to be put in the Growth Area One of the comprehensive plan and a recommendation to be sent to Mayor & Council to extend the growth area. Phyllis Purnell seconded the motion and it was unanimously accepted by the commission.



Town Of Berlin  
Planning Commission Meeting  
November 12, 2014

*Approved 12/10/14*

The Planning Commission meeting for November 12, 2014 was called to order at 6:04PM. In attendance were Chris Denny, Newt Chandler, Phyllis Purnell, Natasha Brittingham, Ron Cascio, Barbara Stack, and Pete Cosby. John Barrett arrived a little later after meeting had begun. Staff present was Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to approve the agenda. Barbara Stack made motion to approve the November 12, 2014 agenda. It was seconded by Newt Chandler and unanimously accepted by the commission. Ron Cascio made motion to approve the minutes from the October 8, 2014 meeting. Phyllis Purnell seconded the motion and it was unanimously accepted by the commission.

On the agenda was the Affirmation of the motion from October 8, 2014 meeting to rezone the Houck property located at the intersection of 818 & route 50 in order to comply with the state statutes. Mr. Engelhart told the commission that this meeting was a redo of last month's meeting. Ron Cascio made motion to approve the rezoning of M-1. Phyllis Purnell seconded the motion and it was unanimously accepted by the commission. Affirmation for the Steve Black's property was not discussed it had been sent to the county must wait the 60 days to go through the process.

Andrew Hanson back to request final site plan approval from the commission. Mr. Engelhart told the commission that they had met during the day with the department heads. They have to look at the roadway again. The Engineers review had gone well, the entrance way would be 40 feet. They had asked that the variance be reduced. Mr. Hanson told the commission that he had come before them in April and he had addressed the buffering for the neighbor. He provided information and showed the commission the changes that had been made. He explained that this project had been started in 2007 or 2008 and Osprey Property Company took it over. There would be 45 lots, 44 rented with option to buy after 15 years. One building would be the community center, leasing office, maintenance office and an office for Habitat for Humanity. He discussed the price ranges for the different units to be rented from two bedrooms to four bedrooms. They would have a service company to cut grass. Mr. Hanson told the commission they had received approval from the state for funds. And they are working with the town to resolve the roadway widths. He said the plan was in good shape and hoping to build everything in June July and August of 2015.

Osprey would pay for water and sewer for the residents that have the houses. Chairman asked if he had thought about the use of natural gas. Mr. Hanson told him they would be building with high efficiency windows and insulation. They all agreed that he should inquire about natural gas while pipes are being put in.

Joyce Cottman asked Mr. Hanson did the people have to be in the houses for the 15 years to purchase them and also about the traffic flow. Mr. Hanson told the commission that the zoning

Law Offices  
AYRES, JENKINS, GORDY & ALMAND, P.A.

6200 COASTAL HIGHWAY, SUITE 200  
OCEAN CITY, MARYLAND 21842

(410) 723-1400  
FAX (410) 723-1861

GUY R. AYRES III  
M. DEAN JENKINS  
JAMES W. ALMAND  
WILLIAM E. ESHAM, III  
MARK SPENCER CROPPER  
BRUCE F. BRIGHT  
HEATHER E. STANSBURY  
CHRISTOPHER G. MANCINI

OCEAN PINES OFFICE  
11047 RACETRACK ROAD  
BERLIN, MARYLAND 21811  
(410) 641-5033  
FAX (410) 641-6926

Reply to Ocean City Office

OF COUNSEL  
HAROLD B. GORDY, JR.

September 19, 2014

Hand Delivered

Mayor Wm. Gee Williams  
Mayor and Council of Berlin  
10 William Street  
Berlin, MD 21811

Re: Change in Zoning Classification from  
M-1A Light Industrial District to B-12  
Shopping District/Tax Map 25, Parcels 460 and 145

Dear Mayor Williams:

I represent Phillip Houck and Marie Houck, t/a P&M Partnership (the "Houcks"). My clients own certain improved real property located on the north side of U.S. Rt. 50, near its intersection with Maryland Rt. 818, generally identified as Tax Map 25, Parcels 460 and 145 (the "Properties"). Please accept this letter as a petition to change the zoning classification of the Properties from M-1A Light Industrial District to B-2 Shopping District (the "Petition") as required by Sections 108-214 and 108-215 of the Town Zoning Ordinance (the "Town Code"). The Properties presently receive there water and wastewater service from the Town of Berlin. It is believed that the Properties is mistakenly zoned and that there has been a change in the character of the neighborhood, either of which would support the change in the zoning classification sought. I have also enclosed the required filling fee in the amount of \$375.00 and am aware additional costs will be imposed for necessary advertising.

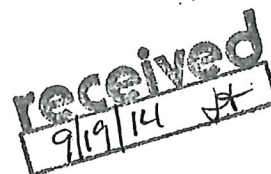
Should anything further be needed from me at this time to process this request, please advise and it will be provided forthwith. Your anticipated cooperation throughout this process will be appreciated.

Very truly yours,

Mark Spencer Cropper

MSC:lbs

Enclosures



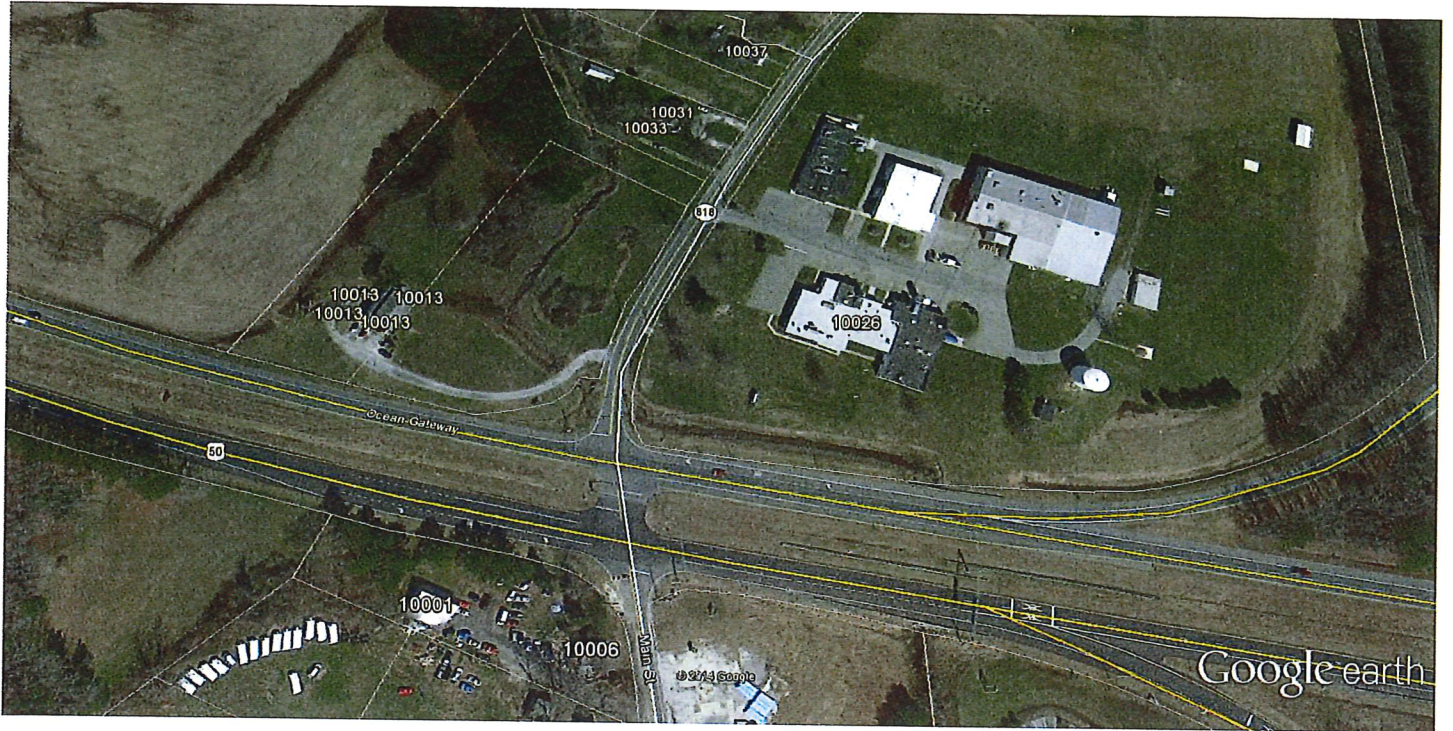




100 ft







Google earth

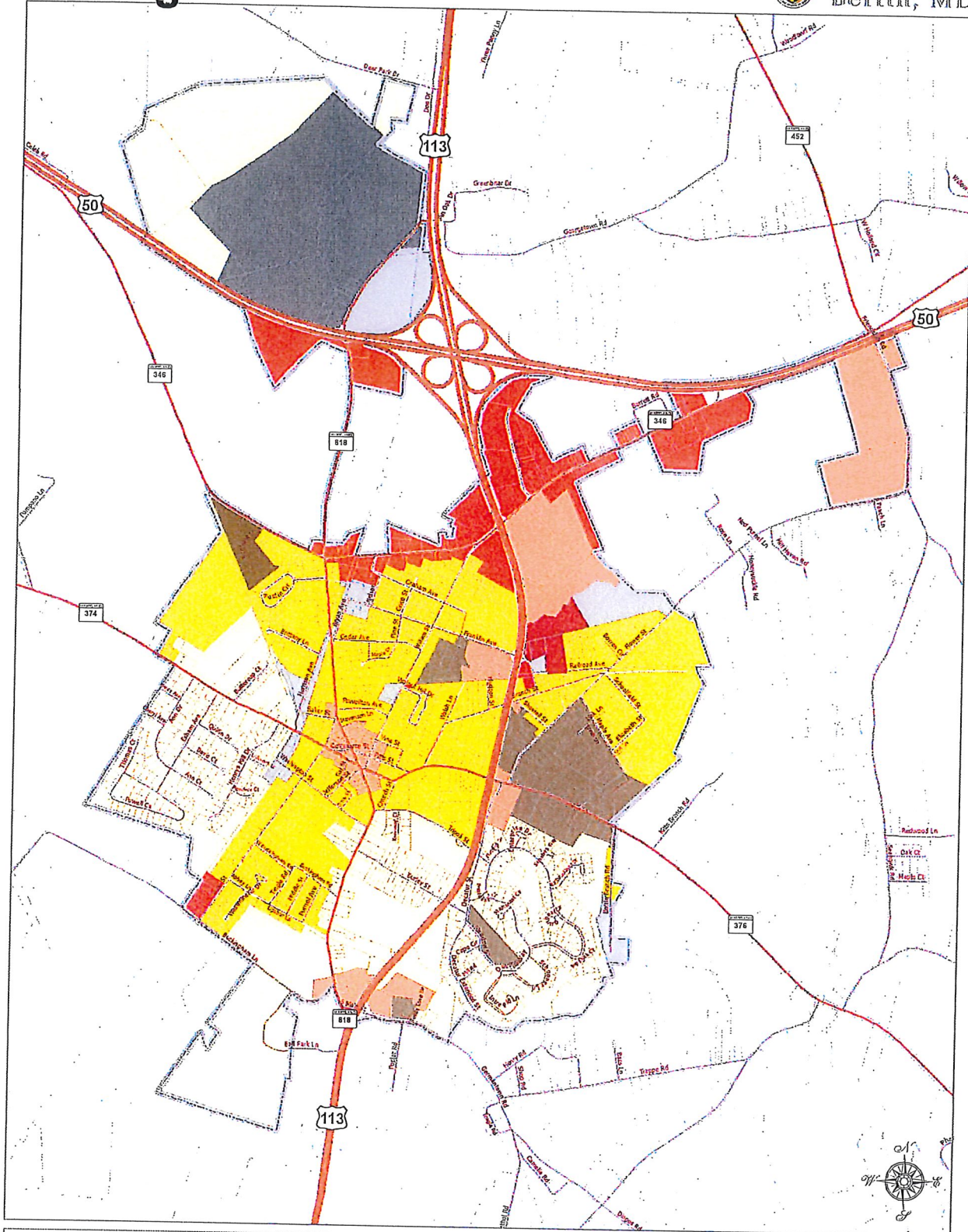




# Zoning

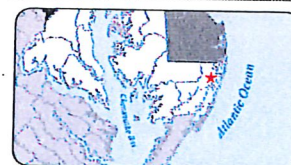


Berlin, MD



## Zoning

- |                                 |                            |
|---------------------------------|----------------------------|
| Town Center District (B-1)      | Residential District (R-2) |
| Shopping District (B-2)         | Apartment District (R-3)   |
| General Business District (B-3) | Residential District (R-4) |
| Light Industrial District (M-1) |                            |
| Industrial District (M-1A)      |                            |



1 inch equals 1,500 feet

0 1,000 2,000 3,000 Feet

Data source: Roads, Base Data, Berlin Zoning,  
Worcester County Department of Comprehensive Planning.  
Chapter 107 Berlin code (Zoning) found at : <http://www.berlin.sailorsite.net/107Zoning.html>

Map prepared May 4, 2008 for the Town of Berlin