



# 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)



**Town of Berlin  
Historic District Commission  
February 05, 2020 – 5:30 PM  
Berlin Town Hall – Council Chambers**

- 1. Call to Order**
- 2. Agenda Adoption**
- 3. Approval of Minutes- December 4, 2019**
- 4. Election of Chairman & Vice Chairman**
- 5. 509 South Main Street- Requesting a vinyl fence 3ft. front and 6ft. rear yard**
- 6. 12 William Street - Signage**
- 7. Comments from the Public**
- 8. Comments from the Staff**
- 9. Comments from the Commissioners**
- 10. Comments from the Chairman**
- 11. Adjournment**

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*Any persons having questions about the above-referenced meeting or any persons needing special accommodations should contact Dave Engelhart at 410-641-4143. Written materials in alternate formats for persons with disabilities are made available upon request. TTY users dial 7-1-1 in the State of Maryland or 1-800-735-2258 outside Maryland.*

Town of Berlin  
Historic District Commission  
December 4, 2019

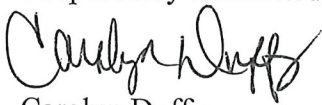
The December 4<sup>th</sup>, 2019 Historic District Commission Meeting was called to order by Vice Chairman Robert Poli at 5:30PM. Members present were Robert Poli, Laura Stearns, Mary Moore and Alan Palmer. Staff present was Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy. Vice Chairman Robert Poli called for a motion to adopt the December 4<sup>th</sup>, 2019 agenda. Mrs. Laura Stearns made the motion to approve the December 4<sup>th</sup>, 2019 agenda. Mr. Alan Palmer seconded the motion and it was unanimously accepted by the commission. Vice Chairman Robert Poli called for a motion to approve the minutes from the October 2<sup>nd</sup>, 2019 meeting. Mrs. Laura Stearns made the motion to approve the minutes from the October 2<sup>nd</sup>, 2019 meeting. Mr. Alan Palmer seconded the motion and it was unanimously accepted by the commission.

Vice Chairman Robert Poli called Case # 12-4-19-25 for 416 South Main Street. The applicant is requesting removal of rear porch and requesting an addition of a sunroom. He stated that they have a patio area between the house and the pool. The pool defines the space where they want to redo and remove the porch to make it a little longer. The applicant stated it is basically going back in the same spot. They would just elevate it so they would have full use of the room instead of just a porch area out there. He stated if you stand in the house and try to look out all you see is the vinyl white roofing of the porch. You must step down to ground level to see all around. Mr. Paul Cook stated he loves his house and the elevation and having Worcester Prep next door is a sweet spot. He stated he is looking forward to having the additional space back there. Mrs. Laura Stearns said you won't be able to tell that it is back there if it would blend right in.

Mr. Cook stated he never liked to see an addition that says, "I am an addition". Planning Director Dave Engelhart asked if Mr. Mike Hazard was the contractor doing the work to his house. Mr. Cook replied yes. Mrs. Mary Moore stated she loved to see young people come to town and fix up the older houses. Vice Chairman Robert Poli stated they love to see people keeping to the nature of the homes. Vice Chairman Robert Poli called for a motion to approve the application. Mrs. Laura Stearns made the motion to approve Case # 12-4-19-25 as it's shown in the packet. Mrs. Mary Moore seconded the motion and it was unanimously accepted by the commission.

With no other comments from the public or staff. Mrs. Stearns commented on the PNC Bank frontage on how good the entrance looks. With no other comments Vice Chairman Robert Poli called for a motion to adjourn. Mrs. Mary Moore made the motion to adjourn. Mrs. Laura Stearns seconded the motion. Meeting adjourned at 5:40PM.

Respectfully Submitted,

  
Carolyn Duffy



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## HISTORIC DISTRICT COMMISSION APPLICATION

Date: 1/10/2020 Subject Property Location: 509 S Main St Case #: 2-5-2020-01  
Property Owner: Ernest Gerardi Jr Owner Phone #: 410 422 6223  
Owner Address: 9 Bay St Owner Email: eag36j@yahoo.com  
Agent/Contractor: Eastern Shore Porch & Patio Agent Phone#: \_\_\_\_\_

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition ☐ Demolition ☐ Sign ☒ Other

### DESCRIPTION OF WORK PROPOSED:

<u>Vinyl fence on south &amp; north sides of yard</u>

### DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

All required documents must be submitted to the Planning Department prior to at least three (3) weeks prior to the next regularly scheduled hearing. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regular scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action. The Berlin Historic District Commission Rules and Regulations are available for review in the Town of Berlin Planning Department.

The following items, if applicable, must be provided to Town Staff in order for the proposal to be considered:

1. Site plan.
2. Scaled drawings of plans and/or elevations of the proposal, or in the alternative, a scale model.
3. Color photographs of the existing structure, the area to be altered and close-ups of architectural details.
4. For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity.
5. All photographs shall be printed on 8½ x 11 paper or provided in digital format, and shall be labeled with a description of the contents of the photographs.
6. Samples of materials or copies of manufacturers product literature.

The applicant, or an authorized representative, has been advised to appear at the meeting of the Berlin Historic District Commission scheduled for 2-5-2020 @ 5:30 pm (date).

Applicant Signature: Ernest Gerardi Jr Date: 1/10/2020

APPROVED:

\_\_\_\_\_  
Historic District Commission Chair (Date)

\_\_\_\_\_  
Planning Director (Date)

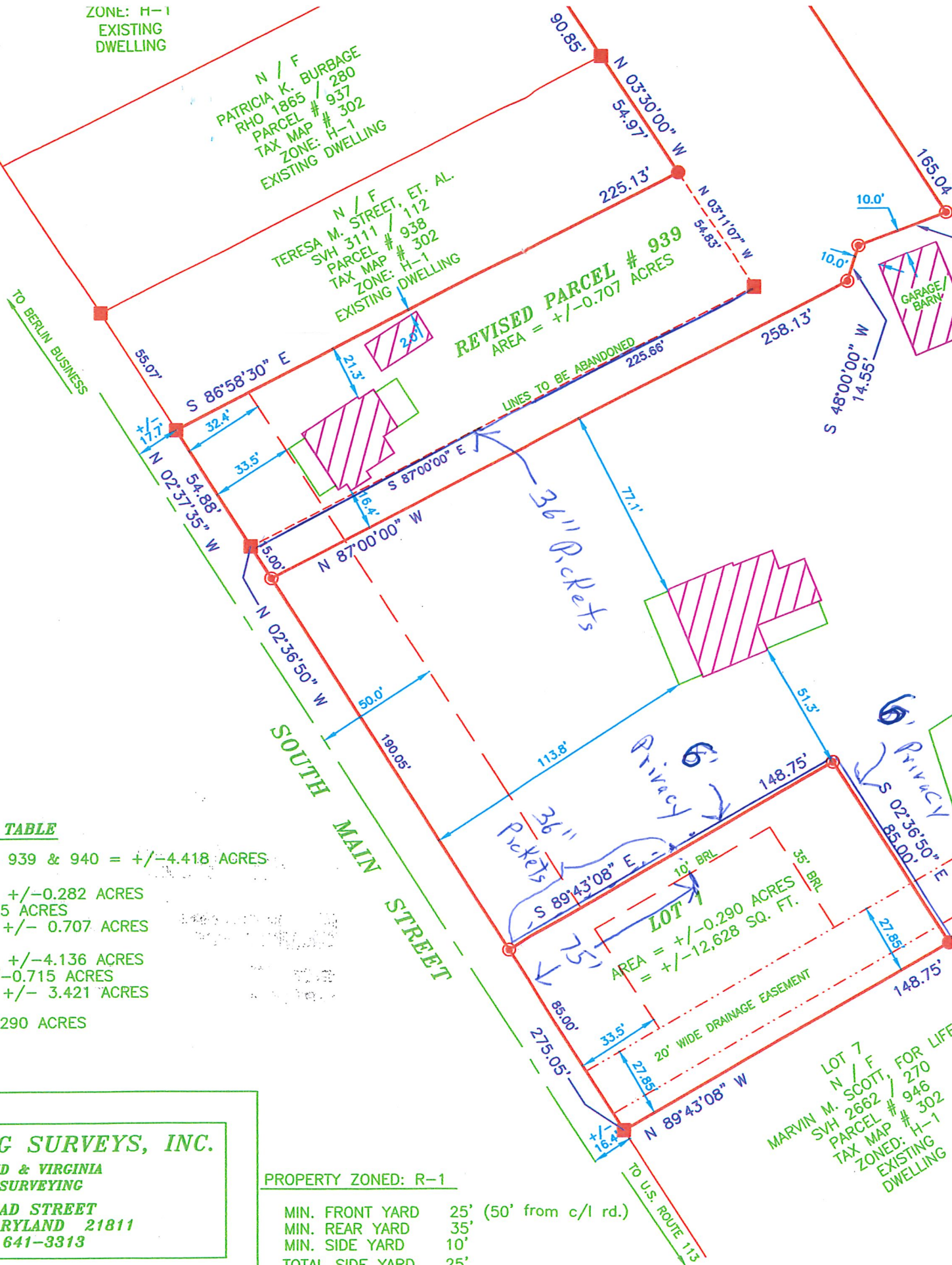


ZONE: H-1  
EXISTING  
DWELLING

N / F  
PATRICIA K. BURBAGE  
RHO 1865 / 280  
PARCEL # 937  
TAX MAP # 302  
ZONE: H-1  
EXISTING DWELLING

N / F  
TERESA M. STREET, ET. AL.  
SVH 3111 / 112  
PARCEL # 938  
TAX MAP # 302  
ZONE: H-1  
EXISTING DWELLING

**REVISED PARCEL # 939**  
AREA = +/- 0.707 ACRES



# **LOT AREA TABLE**

F PARCEL 939 & 940 = +/- 4.418 ACRES

EL 939 = +/- 0.282 ACRES  
+/- 0.425 ACRES  
L 939 = +/- 0.707 ACRES

EL 940 = +/- 4.136 ACRES  
ED = +/- 0.715 ACRES  
L 940 = +/- 3.421 ACRES

= +/- 0.290 ACRES

## **INTING SURVEYS, INC.**

MARYLAND & VIRGINIA  
LAND SURVEYING

24 BROAD STREET  
RLIN, MARYLAND 21811  
(410) 641-3313

PROPERTY ZONED: R-1

MIN. FRONT YARD	25' (50' from c/l rd.)
MIN. REAR YARD	35'
MIN. SIDE YARD	10'
TOTAL SIDE YARD	25'

LOT 7  
N / F  
MARVIN M. SCOTT, FOR LIFE  
SVH 2662 / 270  
PARCEL # 946  
TAX MAP # 302  
ZONED: H-1  
EXISTING  
DWELLING

+ New Folder

Junk

Notes

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untitled1

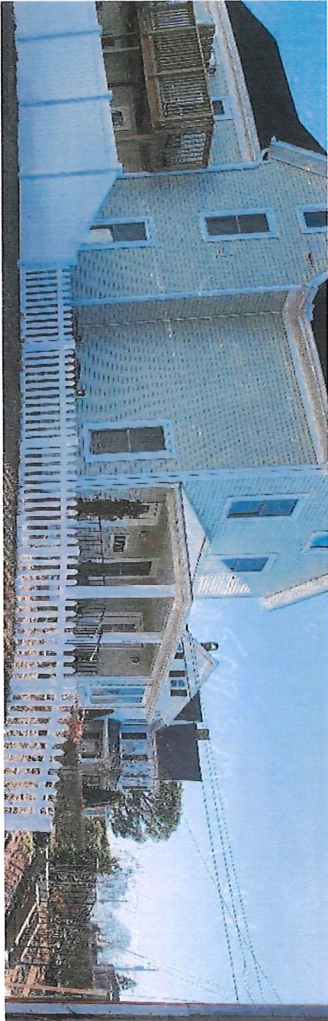
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wv

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102 BRYAN AVENUE







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## HISTORIC DISTRICT COMMISSION APPLICATION

Date: 1/24/2020 Subject Property Location: 12 William St Case #: 2-5-2020-02  
Property Owner: Russell Queen Owner Phone #: 813-442-0230  
Owner Address: Lindsey West (Renter) 10208 Russian Lane, Berlin, MD Owner Email: Lindsey@westandwestpa.com  
Agent/Contractor: Sun Signs Agent Phone#: \_\_\_\_\_

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition ☐ Demolition ☒ Sign ☐ Other

### DESCRIPTION OF WORK PROPOSED:

Repaint sign on 12 William Street

17 1/2" W. x 31" H.

### DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

All required documents must be submitted to the Planning Department prior to at least three (3) weeks prior to the next regularly scheduled hearing. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regular scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action. The Berlin Historic District Commission Rules and Regulations are available for review in the Town of Berlin Planning Department.

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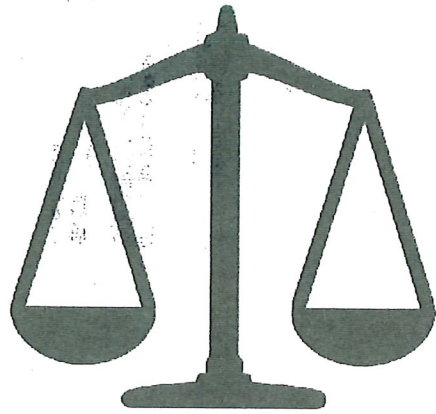
The applicant, or an authorized representative, has been advised to appear at the meeting of the Berlin Historic District Commission scheduled for 2/5/2020 (date).

Applicant Signature: Lindsey West Date: 1/27/20

APPROVED:

\_\_\_\_\_  
Historic District Commission Chair (Date)

\_\_\_\_\_  
Planning Director (Date)



LAW OFFICE

WEST  
& WEST  
P.A.

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Ryan T. West  
Lindsey A. West

*Licensed in MD & FL*

31"

17 1/2