



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

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

www.berlinmd.gov

Town of Berlin

Historic District Commission

July 07, 2021– 5:30 PM

Berlin Town Hall – Council Chambers

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes: May 5th, 2021
4. 10 South Main Street – New Store Front Windows
5. 21 Jefferson Street – Signage
6. 19 Gay Street – Demolition
7. Comments from the Public
8. Comments from Staff
9. Comments from the Commissioners
10. Comments from the Chairman
11. Adjournment

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
May 5, 2021

Chairman Carol Rose called the May 5th, 2021 Historic District Commission Meeting to order at 5:36PM. Members present were Carol Rose, Mary Moore, Laura Stearns, Norman Bunting and Robert Poli. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Carol Rose asked the members if they could change the order of the agenda to take care of an item on the agenda that was just a house keeping item. She stated they would take care of 12 Broad Street first then 21 Jefferson Street second. All members agreed to the change in the agenda.

Chairman Carol Rose called for a motion to approve the agenda with the changes that had just been made. Mrs. Laura Stearns made the motion to approve with the changes. Mr. Norman Bunting seconded the motion. Chairman Carol Rose called for a motion to approve the April 7th, 2021 minutes. Mr. Norman Bunting made the motion to approve the minutes. Mrs. Mary Moore seconded the motion, and it was unanimously accepted by the commission.

Chairman Carol Rose called the first Case # 5-5-21-10 she stated this was a house keeping item. Chairman Carol Rose stated the lights were in front of The Globe. Chairman Rose asked if any member had questions about the new fixtures. The members agreed the lights were attractive. Chairman Carol Rose called for a motion. Mrs. Laura Stearns made the motion to approve Case # 5-5-21-10 as presented. Mr. Norman Bunting seconded the motion, and it was unanimously accepted by the Commission.

Chairman Carol Rose called the next case on the agenda Case # 5-5-21-9 for Mr. & Mrs. Hines. She stated they were there to discuss the property located at 21 Jefferson Street. Chairman Carol Rose thanked the applicants for the paperwork and their presentation. She then asked the applicants to tell the Board about their business. Mrs. Megan Hines introduced herself and her husband Brett Hines to the Commission. She stated they moved back here in 2016 but stated she grew up in Berlin. They started the Buzz Meadery June of last year 2020. She stated they sourced all their products like honey and vegetables from local farmers. This she stated was very important to them buying from local farmers. Mrs. Hines stated this mead is an alcoholic beverage 6 to 8 % alcohol. It is a honey wine, she stated they are listed as a Class 4 Winery. Their tap house is about 800 sq, feet. They have seven seats and are open Friday through Sunday. Mrs. Hines stated they work full time during the week and work at their business on the weekend.

Chairman Carol Rose stated they have lots of questions and that Planning Director Dave Engelhart had told her he has received over a hundred emails in his office. Chairman Rose asked if they were purchasing the property as the owners. Mr. Hines replied that is correct. Chairman Rose stated you would be responsible for who would be using the property. Mr. Hines stated they were purchasing the property under their business name and he and his wife would be on

the deed. Chairman Rose asked about the vendors they plan to have on the property. Mrs. Hines stated they property is not for a tap house. They want it to be used as a public green space. She stated maybe on a Friday, Saturday, and Sunday they would host and have vendors, educational events limited to the weekends. They also want to have an Art focus event, goat therapy in the fenced area. Mrs. Hines stated when they have vendors they would be there. Mr. Hines stated they look at it as being a privately funded space. Just the same as we have the Town parks when people want to be outside. He stated we do not have a lot of outdoor space so now they can offer a place where people can go. They would have a calendar so if anyone and their family wanted to gather, they could schedule the use of the area. Chairman Rose asked about how many picnic tables would be there. Mr. Hines replied in the picture there are thirteen tables. He stated the lot is small and maybe they would change the size of the tables. Mrs. Mary Moore stated it looked like a good mix and very creative. She asked if he had seen this type of space somewhere else. Mr. Hines stated he and his wife had lived in different areas and have experienced different things one of his advisers where he lived was creating similar spaces.

Mrs. Laura Stearns stated for what they are allowed to comment on she thought it would be an improvement and that it could be removed if it did not work out. She thought the porta potty was a concern in the Historic District. Mr. Hines stated the porta potty was not something they had to have. But thought if they had an event, they could put a privacy fence around it and also hide the trash cans to be out of sight. They do not want the porta potty there. Chairman Rose stated Mr. Engelhart could speak on that. Mr. Engelhart stated for town events they bring in the porta potties and remove them. The code states on private property you can not have them except for during construction. Mr. Hines stated hoping the town would find some use for this. Mrs. Moore asked where does your revenue come from. Mr. Hines stated they are licensed as a Maryland Winery. Under the Maryland State Winery License, they are allowed to do so many special events a year. On certain weekends when events are going on that would be when they monetize the weekend to make money. They are allowed to serve off site for consumption following the same guidelines as any other event would. Mrs. Stearns asked would they have to have a special event license, or can they do it under the license they have. Mr. Hines said they do need a special event license that they submit to the state of Maryland. Mr. Engelhart asked would they be filling the paperwork out for each special event. Mr. Hines replied yes. Mrs. Hines stated they must submit paperwork for each event which could be done quarterly or each event. Mr. Engelhart asked if that license was through the Comptroller's Office. Mrs. Hines asked Mr. Engelhart if he wanted a copy of their license. Mr. Hines stated under their license they can do 32 events a year. He stated the local liquor board has no jurisdiction on what they are doing. They have not had any issues with how they have handled their paperwork.

Mr. Hines stated they would have signs posted. Mr. Norman Bunting asked who would monitor the space. Mr. Hines replied who monitors the parks. Chairman Carol Rose replied the police monitor the town parks you are private property. Chairman Rose asked who will empty the trash you are responsible for that. Mrs. Ivy Wells Economic Development stated they have been able to get additional trash cans for new businesses that have opened. Chairman Rose asked if they had a business license. Mrs. Wells replied they already have a business license. She stated when she started helping the Hines several years ago, they contacted the State to make sure every tee was crossed and dotted. Mr. Norman Bunting asked who would monitor the space if a birthday party got out of hand. The police would respond he stated but it's private property. Mrs. Hines

stated they would install cameras. Mr. Hines stated they would have gates and it would be from sunup to sundown. They would have that posted depending on whether they must have locks on it or not would be determined next week at their next meeting. Or if they need signs to say open or closed, he said they probably could go there in the mornings not looking to do that. Chairman Rose told them about the bottles that have been taken out of the trash and smashed on the buildings so security is important. She asked about the fencing if he had spoken to the chief about the height of the fencing. Mr. Hines stated Mr. Engelhart had. He said the fence would be 42" so you could look across to the other side. Mr. Engelhart stated the Chiefs remark was they would have to go out there before it's permitted, and they may have to back it off a little. His other concern was parking and what happens after you leave the area. Mr. Hines stated if anyone had any new ideas for making changes, they would like to hear it. He stated they live here with their children and do not want to have this be a nuisance.

Mrs. Moore thought it would be an asset to the town of Berlin. Chairman Carol Rose thought the fact that it would remain open green space was good. Mrs. Stearns stated she was glad they gave the commission the concept of what they were trying to do on the property. Mr. Norman Bunting wanted to know what they were going to have on the property. Mr. Hines stated a wooden fence, a pergola with foliage some paint for the fence. Mrs. Moore asked what capacity of people could be there. Planning Director Mr. Dave Engelhart replied the Fire Marshals Office would determine that for egress and ingress for the capacity of people. They would send us a report when they get that far with it. Mr. Norman Bunting asked would the town be putting sidewalks in there. Mr. Hines stated on one side there is a sidewalk. Mr. Hines stated the sidewalk in a couple of spots are not in good shape. He asked when they purchase it would they have to fix the sidewalk. Mr. Engelhart stated the sidewalk is the property owner's responsibility the condition of it. Mr. Hines stated one part of the sidewalk needs to be fixed and they would not be putting a sidewalk on the other side.

Mr. Bunting asked were there any alarming emails from the neighbors. Mr. Engelhart replied when we place the packet on the web page comments stop at noon on the meeting day. We had 89 emails from the public and only 2 were in opposition. Mr. Bunting asked if they were neighboring residents that were close by. Mr. Engelhart replied one neighbor was across the street. Mr. Engelhart stated the over whelming fact was the open space. Mr. Engelhart stated Mr. Hines referred to it as public open space, but the town has nothing to do with it. It is private property, and the town would not be doing enforcement no more then what it does for town parks. He stated the liability for trash, porta johns, safety on the streets are what people are worried about. The neighbor that reached out thought the idea of the open space was okay but knew being across the street could sometimes be tough. The surrounding area has new businesses that have opened. Mr. Hines stated they had added four parking spaces that had been recommended by Architect David Quillin. Planning Director stated they had discussed all good topics, but the use of the parcel is the Planning Commissions purview. He stated he was grateful for all the comments but a lot of this was what the Planning Commission would be asking during their meeting referencing the fencing, parking, trash, enforcement, lighting, and Fire Marshal. Mr. Hines stated he would like to have a larger trashcan behind the fence to empty the small trashcans into and that would be picked up by a trash service. Mr. Hines told the commission they were trying to be proactive. Mrs. Stearns told them she liked the tree. Mr. Hines stated they want the lighting to be on a timer and they will have cameras that are infrared. Mrs. Wells

stated we are all locals walking around town she mentioned having bike racks and having the properties for them to go on. Mrs. Stearns asked Mr. Hines about his timeline. He replied it was going to be determined by the town, they were supposed to close on May 3rd but filed an extension to close at the end of May so they could go through the meetings to make sure everything was approved. He stated the meeting with Planning Commission will help to determine hoping for July 4th.

Discussion on the grass. Mrs. Moore stated what was new now was Astro Turf. Mr. Hines stated for the parking area would be stone or pea gravel. Mr. Bunting asked how the Chief wanted the fence. Mr. Engelhart replied his thought was for it to come back a little bit. They both would have to go to the property and look at it. Mr. Bunting was trying to gather his thoughts for the motion. Chairman Rose welcomed Council Member Jay Knerr to the meeting. Mr. Knerr told them they had covered a lot of information he liked the idea just there to observe the meeting. Chairman Rose asked Mr. Robert Poli if he had something. Mr. Poli stated this was an improvement to the lot. He stated a lot of this they have discussed was for the Planning Commission. He said he would love to see this. He stated they had discussed the grass he suggested they put pavers or concrete pads under the tables, so mosquitoes will not bite you. He asked if they would have a service coming in to maintain the foliage and grass. Mr. Hines replied whatever they must do they would do. They are going to try to maintain it on their own labor. He said they have had people to reach out to him that are willing to help. He stated they would be there often and if it got out of hand they would hire a service.

Mr. Poli suggested to Mr. Hines to put soft-spoken signage up for people to read. Mr. Hines stated that where the pergola stands was going to be a community board, they would have what the space represents and what the space is and what the rules are. He stated the same as when you go to the beach there is a sign that you see here are what the rules are. He stated it is self-regulating. They are going to try to have it double sided front and back. Mr. Hines stated the commission would be approving it. Chairman Carol Rose stated they would be approving the fencing, lighting, pergola and area for trash can and 6' fence around the trash can. Mrs. Ivy Wells read a comment from Facebook. Mr. Jeff Auxer stated he was in support of this, and they could use his building for cameras. Mrs. Wells stated not only is he in support of this his business is right there and he lives there. Chairman Rose stated she was sure that Mr. Hines knew he had support for his project not going to read all the comments. Mr. Poli asked if someone needed to use the restrooms where would they go. Mr. Engelhart replied to the public restrooms. Chairman Rose asked about the Health Department. Mr. Hines stated they are covered everything is disposable and recyclable.

Mr. Norman Bunting made the motion to approve Case # 5-5-21-9 the fencing with the stipulation of shortening according to the Chief of Police, Pergola and Lighting. Mr. Robert Poli seconded the motion, and it was unanimously accepted by the commission. With no other comments the meeting was adjourned. Motion made by Mr. Norman Bunting. Mrs. Mary Moore seconded the motion. Adjourned 6:50PM.

Respectfully Submitted,


Carolyn Duffy



Mayor & Council of Berlin

10 William Street
Berlin, MD 21811
410-641-2770
www.berlinmd.gov



HISTORIC DISTRICT BUILDING PERMIT APPLICATION

Date Received: <u>5-27-21</u>	Property Address: <u>10 S. MAIN ST</u>
Property Owner: <u>PF INVESTMENTS LLC</u>	Phone: <u>410-251-4006</u>
Property Owner Address: <u>10 S. MAIN ST</u>	Email: <u>MIKE @ POOLE CONTRACTING.COM</u>
Applicant: <u>PF INVESTMENTS LLC</u>	Phone: <u>SEE ABOVE</u>
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Contractor	Email: <u>8 9</u>
Address: <u>MIKE POOLE - 410-251-4006</u>	

Type of Work:			
<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign	<input type="checkbox"/> Awning	_____

DESCRIPTION OF WORK PROPOSED (Please be specific) Attach addition sheet if necessary. Type of material, color, dimensions, etc. must accompany application. If signs are proposed, indicate material, method of attachment, position on building, size and front lineal feet of building, size and position of all other signs on building, and a layout of the sign.

NEW FRONT WINDOWS FOR BUILDING

All required documents must be submitted to the Planning Director at least 21 days prior to the next meeting of the Historic District Commission. See below for documents required to be filed with application.

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 regularly scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action.

I hereby certify that the owner of the subject premises has been fully informed of the alterations and that said owner is in full agreement with this application.

Applicant/Agent Signature _____

<input type="checkbox"/> Site Plan, if applicable
<input type="checkbox"/> Scaled and measured detailed drawings, including, but not limited to, plans and elevations of the proposed alterations or improvement, or in the alternative, a scale mock up.
<input checked="" type="checkbox"/> For an existing structure, color photographs* of the structure showing all elevations, the area to be altered, close-ups of architectural detail and the area in the immediate vicinity.
<input type="checkbox"/> For a proposed new structure, photographs* of the subject site and all buildings in the immediate vicinity.
<input type="checkbox"/> Samples of materials or copies of manufacturers product literature.
*Photographs shall be printed or mounted on 8 1/2 X 11 paper or cardboard, and labeled

Date Rec'd <u>5/27/2021</u>	Initials <u>CD</u>	HDC Meeting <u>7-7-2021</u>	Case # <u>07-07-21-11</u>
HDC Approval (signature) _____			

10 S Main St.

For 60 years this building had single pane large windows that rattled as cars drove down the street and were not efficient for heat or cooling. They were also very dangerous because if someone fell into them or a skateboarder hit them they would have been seriously hurt or killed. Since I purchased the building 1 and half years ago I have put over \$80,000 into fixing the building up from the interior to the exterior. The previous owner left the building in a state of disrepair and it was an eyesore on Main St.

The new windows were purchased and installed to reflect the same look as the Welcome center since the building are almost identical in size, shape and age. The new windows with the transoms & grills give the building an old time look that matches the windows on the building across the street and the welcome centers new windows. It creates a cohesive aesthetic for all the surrounding buildings and helps our building with energy efficiency.

I would also like to paint the front of the building including the brick White just as The Welcome center has done. We would also like to change the windows of the Deli to match the new windows sometime next year when we can afford it.

Any questions call,

Mike Poole 410-251-4006
PF Investments, LLC
Owner of 10 S Main St
Berlin, MD 21811

A handwritten signature in black ink, appearing to read 'Mike Poole', with a long horizontal flourish extending to the right.

10 S Main St

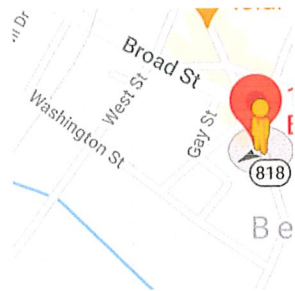


Image capture: Oct 2019 © 2021 Google

Berlin, Maryland



Street View



WINDROWS MARTHA WELCOME CENTER



Google Maps 14 S Main St

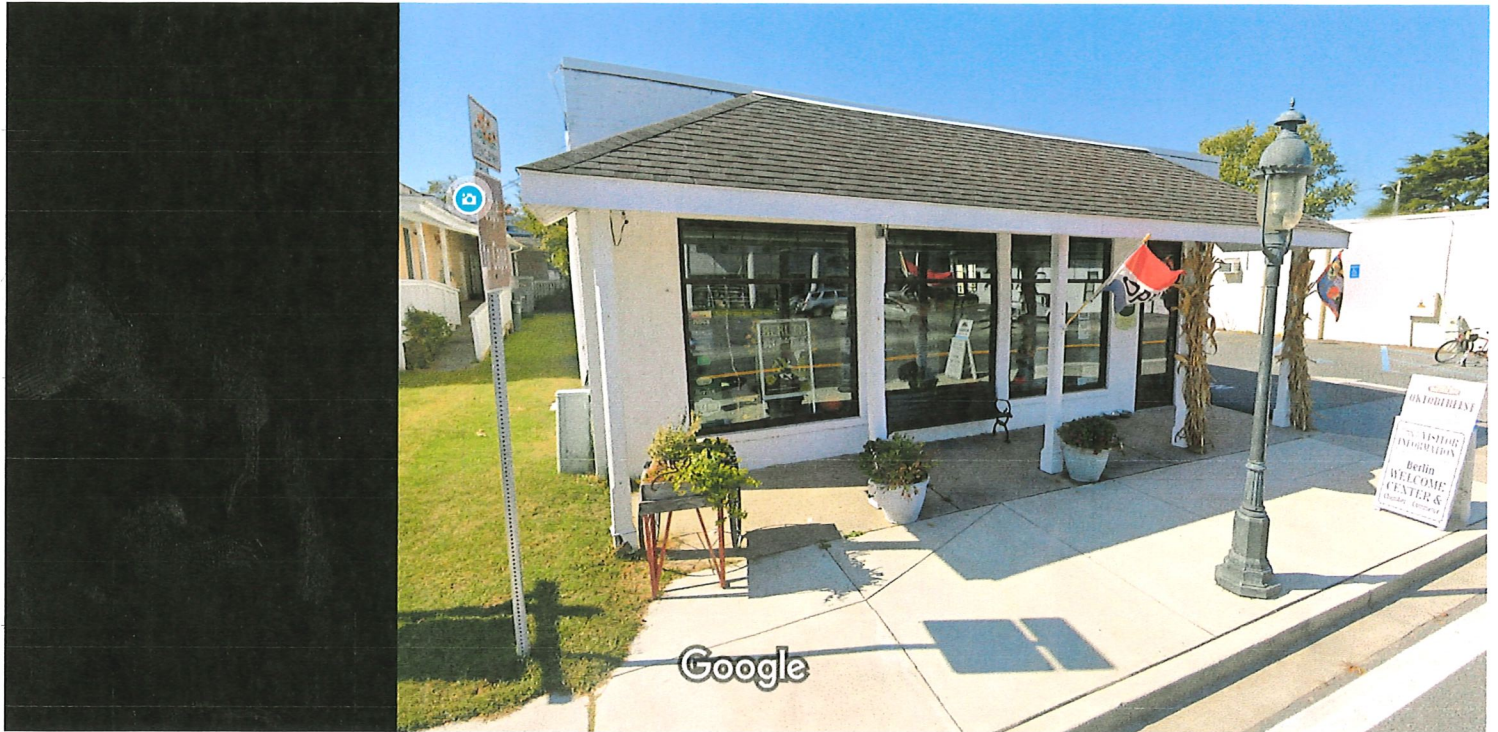
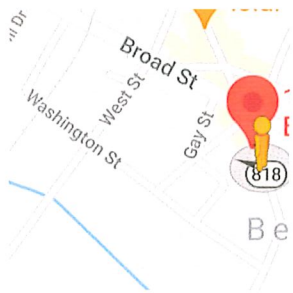


Image capture: Oct 2019 © 2021 Google

Berlin, Maryland



Street View

*WELCOME CENTER WINDOWS*



Mayor & Council of Berlin

10 William Street
Berlin, MD 21811
410-641-2770
www.berlinmd.gov



HISTORIC DISTRICT BUILDING PERMIT APPLICATION

Date Received: <u>6/16/2021</u>	Property Address: <u>21 Jefferson St.</u>
Property Owner: <u>Megan and Brett Hines</u>	Phone: <u>(443) 880-8148</u>
Property Owner Address: <u>313A Bay St.</u>	Email: <u>info@thebuzzmeadery.com</u>
Applicant: <u>Megan Hines</u>	Phone: <u>^</u>
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Contractor	Email: <u>^</u>
Address: <u>21 Jefferson St.</u>	

Type of Work:			
<input type="checkbox"/> Alterations	<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Sign	<input type="checkbox"/> Awning	_____

DESCRIPTION OF WORK PROPOSED (Please be specific) Attach addition sheet if necessary. Type of material, color, dimensions, etc. must accompany application. If signs are proposed, indicate material, method of attachment, position on building, size and front lineal feet of building, size and position of all other signs on building, and a layout of the sign.

Signs on each entrance of The Berlin Commons
2'x2' ft, made from wood, attached to pole (at entrance) 10' above
the ground. Illuminated with a solar light.

All required documents must be submitted to the Planning Director at least 21 days prior to the next meeting of the Historic District Commission. See below for documents required to be filed with application.

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 regularly scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action.

I hereby certify that the owner of the subject premises has been fully informed of the alterations and that said owner is in full agreement with this application.

Applicant/Agent Signature [Signature]

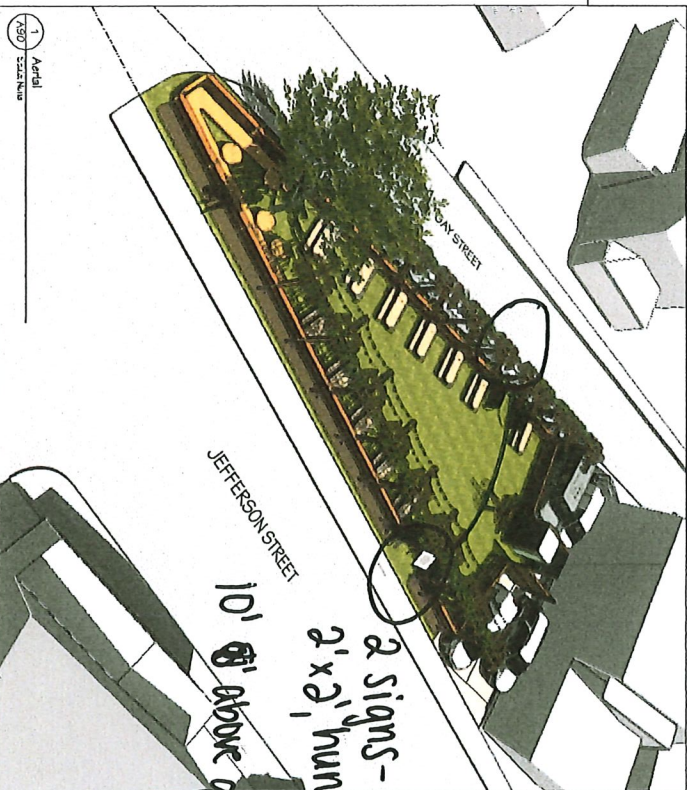
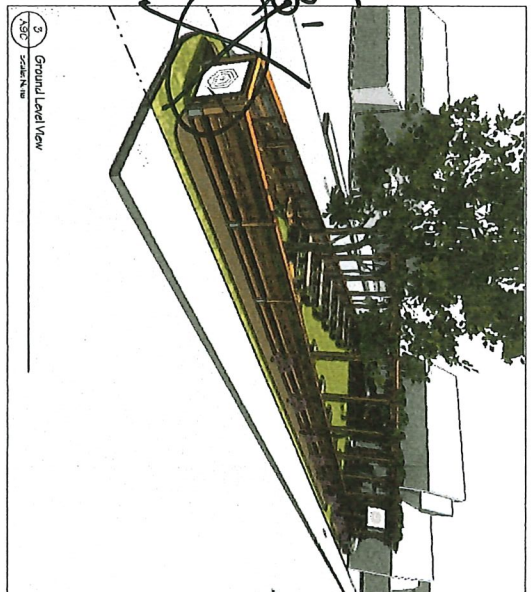
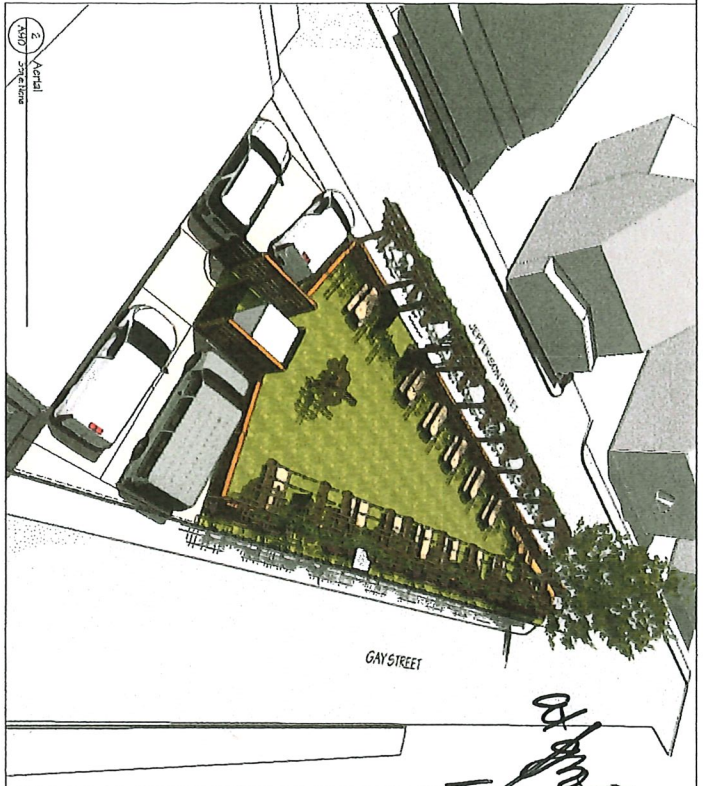
<input type="checkbox"/> Site Plan, if applicable
<input type="checkbox"/> Scaled and measured detailed drawings, including, but not limited to, plans and elevations of the proposed alterations or improvement, or in the alternative, a scale mock up.
<input type="checkbox"/> For an existing structure, color photographs* of the structure showing all elevations, the area to be altered, close-ups of architectural detail and the area in the immediate vicinity.
<input type="checkbox"/> For a proposed new structure, photographs* of the subject site and all buildings in the immediate vicinity.
<input type="checkbox"/> Samples of materials or copies of manufacturers product literature.
*Photographs shall be printed or mounted on 8 1/2 X 11 paper or cardboard, and labeled

Date Rec'd <u>6/16/2021</u>	Initials <u>CD</u>	HDC Meeting <u>7.7.21</u>	Case # <u>07-07-21-12</u>
HDC Approval (signature) _____			



- Two 2' x 2' signs with The Berlin Commons logo, located at either entrance on Jefferson St and Gay St
- Materials: Black and white painted wood
- Hung from trellis poles at gates, approximately 10' off the ground
- Illuminated with a low wattage solar light

each sign will be illuminated with a low voltage solar light



2 signs -
2' x 2', hung from
10' above ground

A90

DATE: 8 April 2021
TIME: 2:00
SCALE: 1/8" = 1'-0"
TITLE: PARKING

DAVID D. QUILLIN ARCHITECTURE
DAVID D. QUILLIN, P.A. LEED BD50G

3700 WILSON BLVD, SUITE 200
BETHESDA, MD 20814
TEL: 301.279.1234
WWW.DAVIDQUILLINARCHITECTURE.COM

THE BUZZ MEADERY
EVENT AREA
BERLIN, MARYLAND

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Mayor & Council of Berlin

10 William Street
Berlin, MD 21811
410-641-2770
www.berlinmd.gov



HISTORIC DISTRICT BUILDING PERMIT APPLICATION

Date Received: <u>06-17-2021</u>	Property Address: <u>19 GAY STREET</u>
Property Owner: <u>DENNIS FLORENCE FOR LIFE</u> <u>C/O FLORENCE ROWE</u>	CONTACT <u>DON COFFIN</u> , HISTORIC AGENT
Property Owner Address: <u>32384 BRIARWOOD LN.</u> <u>LAUREL, DE 19956-6000</u>	Phone: <u>410-422-4811</u>
Applicant: <u>R&S INVESTMENTS, LLC</u>	Email: <u>DON.COFFIN@LONGANDFOSTER.COM</u>
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Contractor <u>DEVELOPER</u>	Phone: <u>858-449-4686</u>
Address: <u>363 WALNUT HILL DR.</u> <u>BERLIN, MD 21811</u>	Email: <u>RandS.INVESTS@GMAIL.COM</u>

Type of Work:			
<input type="checkbox"/> Alterations	<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Sign	<input type="checkbox"/> Awning	_____

DESCRIPTION OF WORK PROPOSED (Please be specific) Attach addition sheet if necessary. Type of material, color, dimensions, etc. must accompany application. If signs are proposed, indicate material, method of attachment, position on building, size and front lineal feet of building, size and position of all other signs on building, and a layout of the sign.

DEMOLITION OF THE EXISTING SINGLE FAMILY HOME IN
PREPARATION FOR A NEW MIXED USE BUILDING.

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I hereby certify that the owner of the subject premises has been fully informed of the alterations and that said owner is in full agreement with this application.

Applicant/Agent Signature [Signature] MANAGER, R&S INVESTMENTS, LLC.

<input type="checkbox"/> Site Plan, if applicable
<input type="checkbox"/> Scaled and measured detailed drawings, including, but not limited to, plans and elevations of the proposed alterations or improvement, or in the alternative, a scale mock up.
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Date Rec'd <u>6/17/2021</u>	Initials <u>CD</u>	HDC Meeting <u>7-7-21</u>	Case # <u>07-07-21-13</u>
HDC Approval (signature)			

R&S Investments, LLC
303 Walnut Hill Drive
Berlin, MD 21811

June 21, 2021

Town of Berlin Historic District Commission
10 William Street
Berlin, MD 21911

Re: Letter of Intent to redevelop 19 Gay Street

Dear Commission Members,

We are writing to you regarding our application for demolition of the existing structure located at 19 Gay Street. We are currently in our due diligence phase of the purchase and sale agreement. Our intent is to develop a mixed-use building with residential units above and commercial space on the ground level. At this stage, we are seeking approval from the Commission for demolition of the existing structure. Obtaining such approval is a condition to our purchase and redevelopment of the property.

The property is currently listed and marketed for commercial development under the B-1 Town Center District. It is our understanding that when the town re-zoned this lot to the current zoning designation, the town projected potential up zoning and expansion of the town center in and around this area of Gay street. The rezoning also captured neighboring lots 13, 15, and 21. A suitable redevelopment of this property has the potential to serve as a unique addition to this targeted area of downtown Berlin. The current structure is a residential house in a state of extensive disrepair and not the highest and best use for this parcel. It is one of several residential structures on Gay Street that are not capable in their current state of contributing to the proposed commercial nature of this downtown area. For these reasons, the market value of the property is based principally on the potential for redevelopment into multifamily and commercial uses.

In closing, our goals include constructing a project that will contribute to the growth of the community, create compatible space for businesses and residences alike, and help further the Town's vision for the surrounding area.

My partners and I are excited to have this opportunity to provide modern improvements that embrace and enhance a lively residential and commercial community.

Thank you for consideration of our application and we look forward to working together in the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathon Selway', written over a horizontal line.

Jonathon Selway, Managing Member
R&S Investments, LLC

STATEMENT OF ACKNOWLEDGMENT FOR THE RAZING OF THE BUILDING AT 19 GAY STREET

It is hereby acknowledged that the buyers of 19 Gay Street, Berlin, Md. 21811 may raze the building existing thereon. To wwhom it may concern, please let this signed acknowledgment substantiate the position that the sellers have no objection to same.

Florence C. Rowe 6-22-21

Florence Rowe

Date

Peggy Schmidt

Peggy Schmidt

Date

Laurence Dennis 6-22-21

Laurence Dennis

Date

1of1

Prepared: June 21, 2021



