

BEFORE THE TOWN OF DENTON BOARD OF APPEALS

**IN RE: JPA VENTURES, LLC
APPLICATION FOR VARIANCE
FROM THE DENTON TOWN CODE
§128-112 & APPENDIX VIII**

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CASE NO. BOA-25-001

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MINUTES, FINDINGS OF FACT, CONCLUSIONS AND DECISION

The Board of Appeals held a Public Hearing on Monday, January 13, 2025, at 6:00 p.m., at the Denton Town Office to consider an application for a Variance for JPA Venture, LLC, (the “Applicant”) on property located at Legion Road, Denton, Maryland (the “Property”).

Board Members present were Chairperson Troy Livingstone, Vice Chairperson Florence Doherty, Board Member Lori Schmidt (Attended Virtual), and Alternate Christopher Neall. Also present were Counsel for the Board, Lyndsey Ryan (Attended Virtual), Mayor, Abigail McNinch, Town Administrator, Scott Getchell., Chief of Police, George Bacorn, Jr., and Director of Planning and Codes, Donna Todd. The Applicant’s Attorney, Brendan Mullaney, was present.

PROCEDURAL HISTORY

On November 13, 2025, the Applicant filed an application with the Board of Appeals seeking approval for a variance to reduce the lot depth for the crescent-shaped portion of property to the west of the proposed Commerce Drive from 125’ to 104.1’ (a variance of 20.9’) located at Legion Road, Denton, Maryland, Caroline County Tax Map 106, Parcel 2474.

The application was advertised in the Times Record for two consecutive weeks on December 25, 2024, and January 1, 2025, a sign was posted on the Applicant’s Property on December 19, 2024, and all property owners within 200 feet of the Property received written notification of the Public Hearing. All public notice requirements have been satisfied.

SUMMARY OF PROCEEDINGS

On January 13, 2025, Chairperson Livingstone opened the Public Hearing at 6:00 p.m., followed by the Pledge of Allegiance.

Vice Chairperson Doherty made a motion to nominate Troy Livingstone as the Chairperson, seconded by Board Member Livingstone, passed unanimously (3:0).

Vice Chairperson Doherty made a motion to nominate Mary Lori Schmidt as the Vice Chairperson, seconded by Board Member Livingstone, passed unanimously (3:0).

Chairperson Livingstone stated he was aware of a potential postponement requested by the Applicant.

The Applicant's Attorney, Brendan Mullaney, McAllister, DeTar, Showalter & Walker LLC, provided information regarding the location and application. Mr. Mullaney asked for a continuance to allow for further understanding of the legal agreement between all parties. The Applicant requested a postponement until April to allow time to review the legal agreements for Commerce Drive.

Chairperson Livingstone is in favor of granting the postponement for the variance request submitted by the Applicant, for property located at Legion Road, Denton, Maryland Tax Map 106, Parcel 2474.

Lyndsey Ryan, Town Attorney, recommended at least a ninety-day postponement to allow the agreement process to proceed so there is sufficient time to undertake the process without risking another postponement.

Board Member Doherty suggested they give the applicant until the end of April.

Variance Postponement – Board Member Doherty made a motion to grant a postponement filed by JPA Venture LLC, BOA-25-001, until the end of April, for the variance request of the depth of the property.

Chairperson Livingstone seconded the motion. The motion passed 3:0.

Staff Item – None.

The meeting on January 13, 2025, adjourned at 6:12 p.m.

ATTEST:

Donna R. Todd

Date

DENTON BOARD OF APPEALS:

Troy Livingstone, Chairperson

Mary Lori Schmidt, Vice Chairperson

Florence Doherty, Board Member

Christopher Neall, Alternate