

**BA 708-D Laura Nuit Hansgen  
April 30, 2015  
Minutes**

**Board Members Present:**

James Howard, Chair  
G. Walker-Lightfoot  
J. Walsh  
J. Lederer

**Absent:** S. Hunt

**Staff:**

Barry Sanders, Attorney  
Alison Mathieson, Secretary

Board Hearing Began at 6:42 p.m.

Each Board Member present indicated they had visited the site.

Laura Nuit Hansgen was sworn in and presented a power point presentation - overview of the Lisbon area and the presence of shipping containers and stationary trailers in the area. She indicated the previous owner had placed the shipping container in 1997 and she purchased the property in 2004. The 40-foot shipping container has been where it is now for 18 years. Ms. Hansgen indicated that it was currently used for storage but hoped in the future to use it as an art studio. She also indicated before she owned it, her house was used as a child care center and therefore DPZ should have known of the existence of the container. She also indicated that keeping her shipping container would not affect the surrounding area because of the prevalence of them within the area.

**Mr. Brad Kay**, 1172 Day Road, Sykesville, MD 21784 testified in support of Ms. Hansgen's request, in particular her intention to convert the storage container to an art studio

**Deliberations:**

The Board discussed:

- use of storage containers in the B-1 District for Lisbon,
- Zoning Regulations related to shipping containers and whether a permitted use
- Size of shipping container and requirement for permit
- Under 2.209 (d) the Board could take it under advisement for future decision in order to give Ms. Hansgen the opportunity to bring the use into a conforming use.

Mr. Walsh moved to stay the proceeding until Mr. Hunt has had a chance to review the record and evidence and to reconvene to make a determination. Mr. Howard seconded.

Mr. Lederer, grant, Mr. Walsh, grant, Mr. Walker-Lightfoot, abstain, Mr. Howard, grant.