



CASE NUMBER: A-2023-07-SE

**BOARD OF APPEALS APPLICATION
P.O. BOX 528 / 106 SOUTH MAIN STREET
NORTH EAST, MARYLAND 21901-0528
PHONE 410-287-5801 / FAX 410-287-8267**

THIS APPLICATION IS FOR A SPECIAL EXCEPTION

PART 1. APPLICANT INFORMATION

Owner _____ Representative X

APPLICANT NAME -- (PLEASE PRINT CLEARLY -- LIST ADDITIONAL NAMES ON PAGE 6): _____

Stephanie Carducci (Bee My Voice) Amy Ocasio (LIVEFORTHOMAS Foundation)

APPLICANT ADDRESS: Stephanie Carducci - 2027 Hopewell Road, Port Deposit, MD 21904

Amy Ocasio - LIVEFORTHOMAS Foundation, PO Box 713, North East, MD 21901

TELEPHONE NUMBER: Stephanie (443) 742-5547 ~~TELEPHONE~~ NUMBER: Amy (443) 640-7045

PART 2. PROPERTY INFORMATION

PROPERTY OWNER NAME -- (PLEASE PRINT CLEARLY -- LIST ADDITIONAL NAMES ON PAGE 6): _____

Dominick DiPatre

PROPERTY OWNER ADDRESS: 22 N. Main Street, North East, MD 21901

TELEPHONE NUMBER: (443) 945-6858 FAX NUMBER: _____

LOCATION OF PROPERTY: Left SIDE OF North Main Street (STREET)

PROPERTY ADDRESS: 22 N. Main Street, North East, MD 21901

TAX MAP # 31B BLOCK # _____ PARCEL # 88

DEED REFERENCE: LIBER 181 AND FOLIO 716

ZONING CLASSIFICATION: Village Commercial ACRES: .297

CRITICAL AREA LAND USE DESIGNATION: IDA - Intensely Developed Area

EXISTING USE OF PROPERTY: Office

PLANNING OFFICE

RECEIVED

11/6/2023

PART 3. PROVISIONS OF APPLICATION

PROVISION OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM UNDER WHICH THIS APPLICATION IS BEING SUBMITTED (IF APPLICABLE): _____

N/A

PROVISION OF NORTH EAST ZONING ORDINANCE UNDER WHICH THIS APPLICATION IS SUBMITTED (SECTION AND PARAGRAPH): _____

Article 5 Section 5-6 "VC" Village Commerical District Regs.

PURPOSE OF THIS APPLICATION (DESCRIBE). INDICATE THE REASONS WHY THE APPLICANT FEELS THIS REQUEST SHOULD BE GRANTED: _____

SEE ATTACHED EXHIBIT A

PART 4. - REASON FOR REQUEST (ATTACH ADDITIONAL SHEETS IF NECESSARY)

STATE IN DETAIL THE REASONS WHY THIS REQUEST SHOULD BE GRANTED: _____

SEE ATTACHED EXHIBIT A

PART 5. – PROPOSED PROJECT - SITE PLAN

A SITE PLAN IS REQUIRED PURSUANT TO ARTICLE 10, SECTION 10-5 OF THE NORTH EAST ZONING ORDINANCE FOR ALL APPLICATIONS WITH THE EXCEPTION OF OFF PREMISE SIGNS.

PART 6. ADDITIONAL REQUIREMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

1. WILL THE ESTABLISHMENT, MAINTENANCE, AND OPERATION OF THE SPECIAL EXCEPTION BE DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, CONVENIENCE, MORALS, ORDER OR GENERAL WELFARE? _____ YES X NO

IF YES, EXPLAIN: _____

2. WILL THE SPECIAL EXCEPTION BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSES ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD? _____ YES X NO

IF YES, EXPLAIN: _____

3. WILL THE EXTERIOR ARCHITECTURAL APPEAL AND FUNCTIONAL PLAN OF ANY PROPOSED STRUCTURE BE SO AT VARIANCE WITH EITHER THE EXTERIOR ARCHITECTURAL APPEAL AND FUNCTIONAL PLAN OF THE STRUCTURES ALREADY CONSTRUCTED OR IN THE COURSE OF CONSTRUCTION IN THE IMMEDIATE NEIGHBORHOOD OR THE CHARACTER OF THE APPLICABLE DISTRICT, AS TO CAUSE SUBSTANTIAL DEPRECIATION IN THE PROPERTY VALUES WITHIN THE NEIGHBORHOOD? _____ YES X NO

IF YES, EXPLAIN: _____

4. HAVE THE UTILITIES, WATER, SEWER, ACCESS ROADS, STORM DRAINAGE AND/OR OTHER NECESSARY PUBLIC FACILITIES AND IMPROVEMENTS BEEN PROVIDED? X YES _____ NO

IF NO, EXPLAIN: _____

5. HAVE ADEQUATE MEASURES BEEN TAKEN TO PROVIDE INGRESS AND EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS? YES NO

IF NO, EXPLAIN: _____

6. IS THE PROPOSED SPECIAL EXCEPTION CONTRARY TO THE OBJECTIVES OF THE CURRENT COMPREHENSIVE PLAN FOR THE TOWN OF NORTH EAST? YES NO

IF YES, EXPLAIN: _____

7. WILL THE SPECIAL EXCEPTION, IN ALL OTHER RESPECTS, CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED OR TO THE SPECIAL REQUIREMENTS ESTABLISHED FOR THE SPECIFIC USE? YES NO

IF NO, EXPLAIN: _____

PART 7. LAPSE OF SPECIAL EXCEPTION

THE NORTH EAST ZONING ORDINANCE SECTION 9-21. LAPSE OF SPECIAL EXCEPTION OR VARIANCE INDICATES THAT AFTER THE BOARD OF APPEALS HAS APPROVED A SPECIAL EXCEPTION, THE SPECIAL EXCEPTION SO APPROVED SHALL LAPSE AFTER THE EXPIRATION OF ONE YEAR IF NO SUBSTANTIAL CONSTRUCTION OR CHANGE OF USE HAS TAKEN PLACE IN ACCORDANCE WITH THE PLANS FOR WHICH SUCH SPECIAL EXCEPTION WAS GRANTED, OR IF THE BOARD DOES NOT SPECIFY SOME LONGER PERIOD THAN ONE YEAR AT THE TIME OF APPROVAL, THEN THE PROVISIONS OF THESE REGULATIONS SHALL THEREAFTER GOVERN.

1. IF YOUR REQUEST FOR A SPECIAL EXCEPTION IS APPROVED, DO YOU WANT THE BOARD TO CONSIDER A REQUEST FOR EXPIRATION FOR SOME TIME LONGER THAN ONE YEAR?
 YES NO

A. IF YES, STATE WHY YOU CAN NOT REACH SUBSTANTIAL COMPLETION OR A CHANGE OF USE IN ONE YEAR: _____

B. IF YES, STATE THE DATE YOU WOULD LIKE THE BOARD TO CONSIDER FOR EXPIRATION OF THE SPECIAL EXCEPTION? (PLEASE STATE MONTH/DAY/YEAR):

MONTH	DAY	YEAR
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LIVE FOR THOMAS
SUICIDE AWARENESS & PREVENTION
Two Lives Lost. Two Non-Profits. One Shared Mission.

November 2023

To The Town of North East Board:

On August 24th, 2023, Bee My Voice and the LIVEFORTHOMAS Foundation were granted approval to operate out of 22 N. Main Street, Suite 101-104, North East, MD 21901 (Permit # 24-00005). During the hearing on August 24th, 2023, we had mentioned the lower level had become available and we were interested in that space as well. Since then, we have been informed an additional Special Exception would need to be granted to expand operations to the entire lower level. Therefore, we are **requesting an additional Special Exception for the entire lower level located at 22 N. Main Street, Unit 1, North East, MD 21901.**

The intended use for the space will be to operate “Den 22.” In our initial request “Den 22” was listed as Sean’s Room; however, we mentioned the name change during the August 24th, 2023 hearing. To recap, “Den 22” will provide peer to peer support, support groups*, and provide a space safe for adolescents to decompress.

Utilizing the lower level to operate “Den 22” also addresses concerns that were mentioned during the August hearings. The lower level has its own separate entrance and restroom which will decrease adolescent traffic on the main floor of the building.

Our current space will be utilized as office space for both non-profit organizations, to conduct trainings & meetings, and to provide support groups*. (**Utilizing both spaces for support groups will allow for a variety of support groups to be provided.*)

Thank you for your time, consideration, and support regarding this matter. We look forward to hearing from you.

Sincerely,

Stephanie Carducci
Executive Director
Bee My Voice, Inc.
Cecil County LOSS Team
Local Outreach to Suicide Survivors
www.Beemyvoice.com
443-256-3856

Dr. Amy Ocasio
Doctor of Social Science-Prevention Science
Licensed Clinical Professional Counselor
Co-Founder/President, LFT Foundation, Inc.
www.liveforthomas.org
443-640-7045



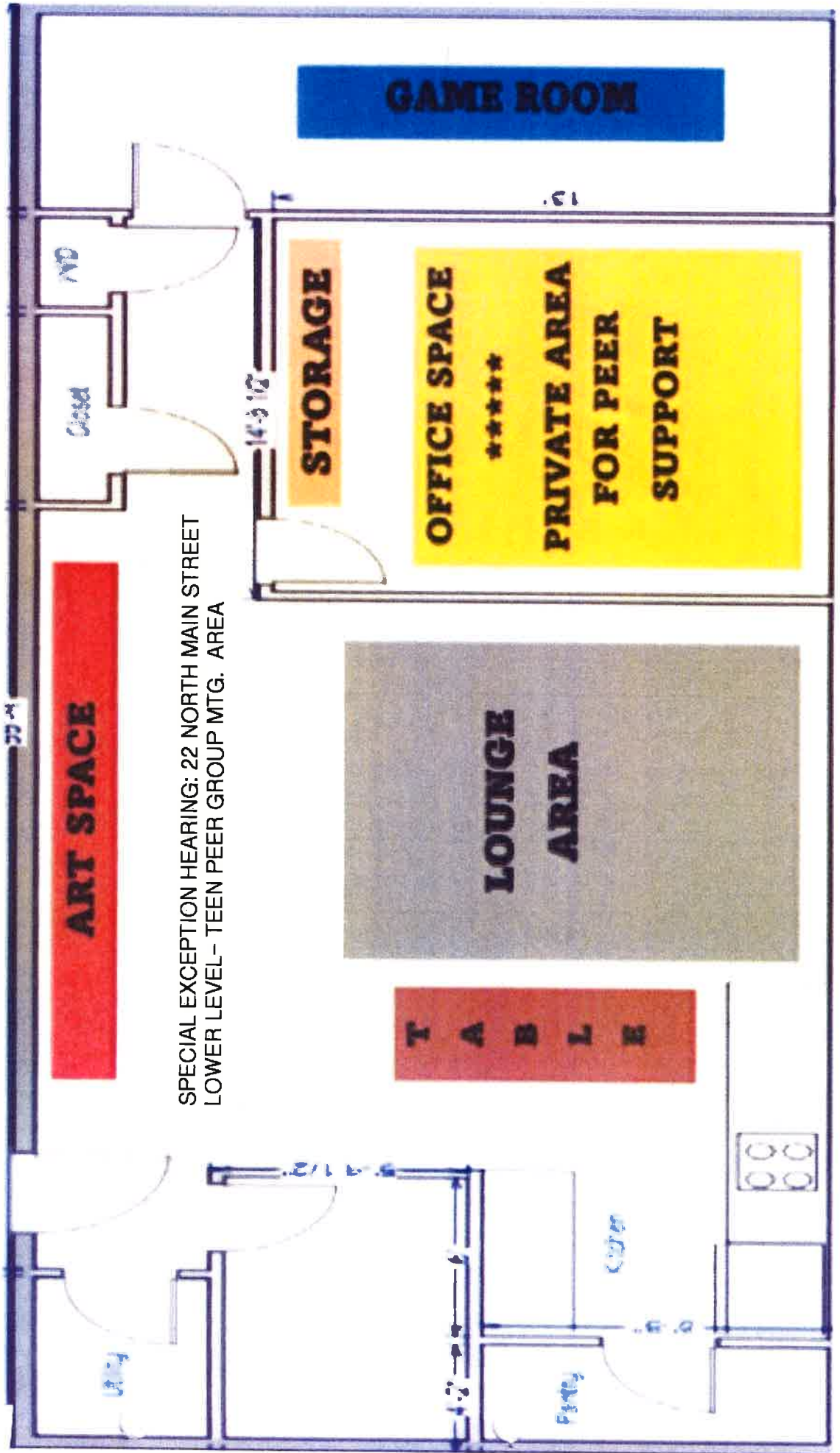
LIVE FOR THOMAS

SUICIDE AWARENESS & PREVENTION

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"Den 22"

CASE A-2023-07-9E
22 N MAIN: LOWER LEVEL
LAYOUT OF NEW TEEN AREA



SPECIAL EXCEPTION HEARING: 22 NORTH MAIN STREET
LOWER LEVEL - TEEN PEER GROUP MTG. AREA