



AGENDA

Board of Appeals **Public Meeting 160 Duke of Gloucester Street**

Tuesday, January 6, 2026
7:00 p.m.

To View the Meeting:

[Boards and Commissions YouTube Channel](#)

The public may submit comments here:

[Board of Appeals Comments Page](#)

- A. **Call to Order – Robert Gallagher, Chair**
- B. **Roll Call**
- C. **Approval of Minutes - December 2, 2025**
- D. **Old Business**
- E. **New Business**
 - 1. **Election of Officers**
 - 2. **Approval of 2025 Annual Report**
 - 3. **Approval of updated Rules of Procedure**
- F. **Public Hearings**
 - 1. **Continuation of VAR-2025-00011 (1309 Poplar Avenue) Variance Application by Jonathan and Erin McCopp, property owners, for a reduction to the required through lot setback for an accessory structure of 30 feet to 6 feet to allow the construction of an Accessory Dwelling Unit**

[Application](#)
[Site Plan](#)
[Staff Report](#)
 - 2. **VAR-2025-00014 (17 Thompson St.) Variance Application by Whitney & Lisa Young, property owners, to the required 6 foot side yard setback to 4 feet for the construction of a second-story addition over the existing rear of the dwelling on the property located at 17 Thompson Street.**

[Application](#)
[Plans](#)
[Site Plan](#)
[Review Criteria](#)

3. SE-2025-00007 (418 Fourth Street – Forward Brewing) Special Exception application by Camden Bowdren/Forward Brewing, property owner, to allow seasonal outdoor dining in the existing parking lot. This special exception is required per City Ordinance O-10-24

[Application and plans](#)
[Staff Report](#)

G. Adjournment

Anyone needing reasonable accommodation to be able to participate in a public meeting held by the City of Annapolis should contact the Constituent Services Officer at 410-263-7997 or by MD Relay (711), or by email at boards@annapolis.gov at least five days prior to the meeting date to request assistance.