

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
JANUARY 17, 2013
MINUTES**

Present: Jared Roudybush; Shirley Hicks; Charles E. Cramer, Jr., J. Craig Trostle, Jr.,
Director, Building & Zoning; Jason L. Allison, Esquire, Attorney

Absent: Robert Olewine; Dawn Schwartz

Mr. Roudybush called the meeting to order at 7:00 p.m.

ACTION: Motion was made by Ms. Hicks to approve the minutes of the December 20, 2012 meeting. Motion was seconded by Mr. Cramer and unanimously approved.

CASE # 1442 – REQUEST OF MARK JANOCHA OF SIGN-A-RAMA, 995 A S. CHAPEL STREET, NEWARK, DELAWARE FOR A VARIANCE TO EXCEED THE HEIGHT LIMIT FOR A SIGN BY 16 FEET. THIS ACTION CONCERNS PROPERTY LOCATED AT 106 BIG ELK MALL, ELKTON, MARYLAND, TAX MAP 314, PARCEL 1225, ZONED C-2

Mr. Mark Janocha of Sign-A-Rama was in attendance to address this request. They were asked to install a pylon sign at the Popeye's Restaurant in Big Elk Mall and found that the existing sign was too high. Mr. Trostle interjected that a variance had been given to the previous tenant of the building, not Popeye's, and the existing pylon sign violates all parts of that variance. That particular pole sign was placed about 30 years ago and he stated he was unsure why the height issue was not addressed at that time.

Mr. Roudybush asked if the proposed sign would be higher than the existing sign. Mr. Janocha responded they would be removing the upper cabinet and would then place the proposed sign. They would be removing approximately 83" worth of signage and then replacing it with 42" worth of signage. Their total height would actually be 41" less height than the original. He noted that the new signage would be a better option for the store due to its energy efficiency and the change from incandescent light bulbs to fluorescent lamps. They intend only to replace the face of the sign and not the message board. They also will be painting the structure itself.

Mr. Trostle asked the height of the sign at the message board. Mr. Janocha said the bottom of the message board is 200" or 16'8" off the ground.

Mr. Roudybush entertained additional questions or comment from the Board. There were none.

MOTION: Motion was made by Ms. Hicks to approve the 16 (sixteen) foot height variance for the sign as requested. The motion was seconded by Mr. Cramer and unanimously approved.

OLD BUSINESS: Mr. Trostle informed the Board that it appears the case from last month regarding the convenience store will be appealed.

Mr. Allison noted that when there is a motion on the floor it is essential for it to go to a vote in order for him to provide factual finding should a case go to appeal.

NEW BUSINESS: Two cases have been submitted for the February meeting.

The next scheduled meeting of the Board of Zoning Appeals is February 21, 2013.

There being no further items for discussion Mr. Roudybush adjourned the meeting at 7:13 p.m.

Respectfully submitted,

Brenda Humphreys