

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
FEBRUARY 21, 2013
MINUTES**

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

Absent: Robert Olewine

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

ACTION: Motion was made by Ms. Schwartz to approve the minutes of the January 17, 2013 meeting. Motion was seconded by Ms. Hicks and unanimously approved.

CASE # 1444 – REQUEST OF ACT ELKTON, LLC, 16 COMMERCIAL PLAZA, ELKTON, MARYLAND FOR AN ADDITIONAL ROOF SIGN. THIS ACTION CONCERNS PROPERTY LOCATED AT 16 COMMERCIAL PLAZA, ELKTON, MARYLAND, TAX MAP 314, PARCEL 2214, ZONED C-2

Ms. Suzanne Cordus of ACT Elkton, LLC was in attendance to address this request. She explained that they would like to place an additional roof sign so that when potential customers are coming from Route 40 their business will be more visible. They feel this is necessary due to the fact there are so many pylon signs along this section of road and block the visibility of their building. She mentioned that at some point in the past there had been an additional sign on the roof.

Mr. Roudybush asked if the sign would be lighted. Ms. Cordus stated that it would be lighted. Mr. Roudybush entertained questions or comment from the Board. There were no questions.

MOTION: Motion was made by Ms. Schwartz to approve the additional roof sign as requested. The motion was seconded by Ms. Hicks and unanimously approved.

CASE # 1443 – REQUEST OF 3D SIGNS, 9633 LIBERTY ROAD, RANDALLSTOWN, MARYLAND FOR A VARIANCE TO EXCEED THE SIZE ALLOWED BY ZONING FOR TWO (2) WALL SIGNS. APPLICANTS ASK FOR A RELAXATION OF 107.87 SQUARE FEET FOR THE SIGN ON THE WEST SIDE OF BUILDING AND A RELAXATION OF 27.20 SQUARE FEET FOR THE SIGN ON THE SOUTH SIDE OF THE BUILDING. THIS ACTION CONCERNS PROPERTY LOCATED AT 378 W. MAIN STREET, ELKTON, MARYLAND, TAX MAP 314, PARCEL 1225, ZONED C-2

Mr. David Dressler of 3D Signs was in attendance to address this request. He stated that he is representing Enterprise Rent-A-Car and that they would like to place their new logo along the front and side of their building. He noted that the sign will be illuminated in order to be more

visible at night. He stated that due to the 'swoosh' graphic on the opposite end of the sign they were required to request a variance for additional square footage for the wall signs.

Mr. Roudybush questioned the total size of the signs. Mr. Dressler explained that the total size of the sign is 2' x 73.93' for 107.87. Mr. Roudybush asked Mr. Trostle whether they were allowed 40 square feet per wall sign. Mr. Trostle confirmed his question.

Ms. Schwartz asked if they were asking for height or width or both. Mr. Dressler stated they are only requesting width due to the graphic element being included as part of the wall sign. He noted that they already received a permit for the wording of the sign but needed the variance for the graphic part of the sign.

Ms. Hicks questioned the address of 378 W. Main Street as the location of the business. It was noted that the application provided this as the address of the business. Mr. Trostle interjected that this error is a problem and therefore the case would have to be re-advertised and heard at the next meeting. Mr. Trostle stated that we use the information provided by the applicant.

Due to this error this case was unable to be voted on and was therefore moved to the April 18, 2013 meeting. The application would need to be resubmitted and the fees paid for re-publication.

OLD BUSINESS: Mr. Trostle informed the Board that one of the cases previously heard presented an interest in appealing the decision of the Board. He stated that the 30 day appeal period had expired prior to them making the application.

NEW BUSINESS: Mr. Trostle notified the Board that we would have one case for the March meeting.

ELECTION OF OFFICERS:

Motion was made by Ms. Schwartz to elect Mr. Olewine as Chair of the Board for Fiscal Year 2013. The motion was seconded by Ms. Hicks and unanimously approved.

Motion was made by Ms. Schwartz to elect Mr. Roudybush as Vice Chair of the Board for Fiscal Year 2013. The motion was seconded by Ms. Hicks and unanimously approved.

The next scheduled meeting of the Board of Zoning Appeals will be March 21, 2013.

There being no further items for discussion Mr. Roudybush adjourned the meeting at 7:27 p.m.

Respectfully submitted,

Brenda Humphreys