

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

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

Absent: None

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

ACTION: Motion was made by Ms. Schwartz to approve the minutes of the February 21, 2013 meeting. Motion was unanimously approved.

CASE # 1445 – REQUEST OF RUFF NEON SIGNS, 9287 MERCANTILE DRIVE, MENTOR, OHIO FOR A VARIANCE TO REQUEST FIVE (5) ADDITIONAL WALL SIGNS AND FOR RELAXATION OF THE WALL SIGN SIZE REQUIREMENT OF 40 SQUARE FEET FOR THE FOLLOWING SIGNS; SIGN #1 BY 32 SQUARE FEET; SIGN #4 BY 32 SQUARE FEET AND SIGN #5 BY 11.2 SQUARE FEET. THIS ACTION CONCERNS PROPERTY LOCATED AT 221 BELLE HILL ROAD, ELKTON, MARYLAND, TAX MAP 303, PARCEL 2120, ZONED C-3

Ms. Jessica Ruff of Ruff Neon Signs was in attendance to address this request. She reviewed each sign which the Board would need to come to a decision regarding.

Mr. Trostle interjected that the new owners of the truck stop recently leased out the truck repair service building. When the new sign application was submitted it was determined that most of the existing signs were installed without a permit.

Ms. Ruff informed the Board that the signs being requested would be the same size as those existing with the exception of two new signs being requested.

Discussion ensued regarding the location of the building and the fact that it is not visible from Belle Hill Road or Route 279.

Mr. Olewine entertained questions from the audience. There were no questions.

MOTION: Motion was made by Mr. Roudybush to approve the request for five (5) additional wall signs. The motion was seconded by Mr. Cramer and unanimously approved.

MOTION: Motion was made by Mr. Roudybush to approve 32 additional square feet for Sign #1. The motion was seconded by Ms. Hicks and unanimously approved.

MOTION: Motion was made by Mr. Roudybush to approve 32 additional square feet for Sign #4. The motion was seconded by Ms. Hicks and unanimously approved.

MOTION: Motion was made by Mr. Roudybush to approve 11.2 additional square feet for Sign #5. The motion was seconded by Ms. Hicks and unanimously approved.

OLD BUSINESS: Mr. Trostle informed the Board the case heard at the February meeting which needed to be resubmitted due to an error in the information within the publication has been resubmitted and will be heard at the April meeting.

NEW BUSINESS: None

The next scheduled meeting of the Board of Zoning Appeals will be April 18, 2013.

There being no further items for discussion Mr. Olewine adjourned the meeting at 7:15 p.m.

Respectfully submitted,

Brenda Humphreys