

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
AUGUST 16, 2012
MINUTES**

Present: Jared Roudybush; Shirley Hicks; Dawn Schwartz; Charles E. Cramer, Jr.,
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 Mr. Cramer to approve the minutes of the July 16, 2012 meeting. Motion was seconded by Ms. Hicks and unanimously approved.

CASE # 1437 – REQUEST OF MARK JANOCHA OF SIGN A RAMA, 995 A S. CHAPEL STREET, NEWARK, DELAWARE FOR A VARIANCE TO EXCEED THE SQUARE FOOTAGE ALLOWANCE FOR A WALL SIGN BY 136 SQUARE FEET. THIS ACTION CONCERNS PROPERTY LOCATED AT 300 EAST PULASKI HIGHWAY, ELKTON, MARYLAND 21921, TAX MAP 315, PARCEL 2377, ZONED C-2

Mr. Mark Janocha was in attendance to address this request. He was sworn in and informed the Board that they are requesting the additional signage due to the scale of the building and the amount of wall signage allowed by the Ordinance. He provided the Board with photographs showing the difference between the proposed sign at 40 square feet and what they are proposing.

Ms. Schwartz asked if the sign would be above the roof line. Mr. Janocha stated that it would be on the face of the building and may be raised up to one inch. Ms. Hicks inquired about the location from the front door of the building. Mr. Janocha stated that it would be in line with the driveway near the Ruby Tuesday Restaurant. Mr. Trostle added that it would be to the left of the canopy at the building entrance.

Mr. Janocha informed the Board that the sign would not be illuminated but they may provide external lighting sometime in the future.

Ms. Schwartz inquired about whether he was aware of any other signage along Route 40 that would be approximately the same size of the signage they are proposing. Mr. Janocha was not very familiar with the other signage on Route 40. Mr. Trostle noted that the K-Mart sign would be similar to what they are proposing.

Mr. Cramer asked if Alpha Medical was the only occupant of the building. Mr. Trostle stated that Alpha Medical owns all but two of the businesses which will occupy the building. He asked Mr. Janocha how far the building is from Route 40. Mr. Janocha was not sure of the distance. Mr. Trostle asked if he knew how many signs are currently on the property for Alpha Medical. Mr. Janocha answered that there is a pylon sign with an Alpha Medical sign. He added that Olive Garden has a sign and the Urgent Care has a sign as well.

Ms. Schwartz voiced her concern about all the signage that will be at this location. Mr. Allison asked if there were any obstructions between their building and Route 40. Mr. Janocha noted that there were a line of trees along Route 40. Mr. Janocha asked if they impact the site of the building. Mr. Janocha suggested that they might obstruct the view of the pole signs along Route 40. Ms. Schwartz mentioned that the signs are readily visible.

MOTION: Motion was made by Ms. Hicks to approve the variance for Alpha Medical for an additional 136 square feet of signage for a wall sign. The motion was seconded by Mr. Cramer and unanimously approved.

CASE # 1438 – REQUEST OF CRACKER BARREL OLD COUNTRY STORE, 307 HARTMANN DRIVE, LEBANON, TENNESSEE FOR A SPECIAL EXCEPTION TO PERMIT PLACEMENT OF A TRAILER FOR STORAGE OF STORE MERCHANDISE. THIS ACTION CONCERNS PROPERTY LOCATED AT 300 BELLE HILL ROAD, ELKTON, MARYLAND, TAX MAP 304, PARCEL 2117, ZONED C-3

Mr. Roudybush read the Planning Commission recommendation regarding this case. The Planning Commission voted unanimously to recommend approval of this request.

Ms. Shannon Brooks of Cracker Barrel was sworn in and informed the Board that they are requesting the placement of the trailer in order to hold holiday merchandise due to the lack of space in their existing building for storage.

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

MOTION: Motion was made by Ms. Schwartz to approve the special exception to permit placement of a temporary storage trailer from late September through the end of January for a period of three (3) years for storage of holiday merchandise. The motion was seconded by Ms. Hicks and unanimously approved.

OLD BUSINESS: Mr. Trostle noted that the applicant for Case # 1439 requested postponement of the case until the next meeting.

NEW BUSINESS: None

There being no further items for discussion Mr. Roudybush adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Brenda Humphreys