

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
APRIL 17, 2014
MINUTES**

Present: Robert Olewine; Jared Roudybush; Shirley Hicks; Dawn Schwartz; Charles E. Cramer, Jr.; Charles A. Bromwell, 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 Mr. Roudybush to approve the minutes from the March 20, 2014 meeting. The motion was seconded by Ms. Schwartz and unanimously approved.

CASE # 1459 – REQUEST OF SCOTT LINK REPRESENTING BELLE HILL MANOR, LP, 2661 RIVA ROAD, ANNAPOLIS, MARYLAND FOR THE FOLLOWING VARIANCES: 1) EXCEED THE NUMBER OF SIGNS PERMITTED IN THE R-3 ZONE. APPLICANT IS ALLOWED ONE (1) SIGN NO MORE THAN TWO (2) SQUARE FEET IN AREA AND IS REQUESTING THREE (3) SIGNS; 2) TO EXCEED ALLOWABLE SQUARE FOOTAGE FOR SIGNAGE BY 82 SQUARE FEET. THIS ACTION CONCERNS PROPERTY LOCATED AT 200 CLEAR BLOSSOM DRIVE, ELKTON, MARYLAND, TAX MAP 303, PARCEL 1128, ZONED R-3

Mr. Scott Link representing Belle Mill Manor, LP and Mr. Dwight Thomey were in attendance to present this request. Mr. Thomey mentioned that although the public notice states they are requesting three signs he wanted to point out that the monument sign was originally presented as a double sided sign. Mr. Link interjected that they have decided to go with a single sided monument sign that will face the road and therefore their request has changed from requesting three signs to needing only two signs for the project. He pointed out that they would not need a variance for setback since they are moving the monument back onto the property further than the front setback requirement.

Mr. Olewine asked what the square footage would be with just the two signs being requested. Mr. Thomey stated the square footage of the two signs would total 58 square feet. Mr. Olewine noted that they would therefore be requesting to exceed the allowable square footage by 56 square feet. Mr. Thomey agreed

Mr. Link presented renderings to the Board of similar signage for a project they had completed in Aberdeen, Maryland. He mentioned that they would be matching the stone they are using on the buildings to create a uniform look between the monument sign and the building façade. He added that residential zones allowed for only 2 square feet of signage and a sign of that size would not be visible from the road to identify the subdivision. Ms. Hicks requested clarification of the number of signs they would be placing. Mr. Thomey confirmed that they would be

placing only two signs, one on the building and a monument sign facing the entrance of the subdivision. He pointed out that the type of sign they are placing is similar to many signs at other subdivisions in Town. The only other type of sign allowed is a 'for sale' sign. He noted that the sole purpose of the sign was for identification of the subdivision since the property does not abut a public road.

Mr. Olewine asked if the signs would be illuminated. Mr. Link stated the wall sign would not be illuminated but the monument sign would be. Mr. Thomey informed the Board that if the property were zoned commercially they would be allowed a great deal more signage and suggested that the Board might consider suggesting a change to the ordinance for properties similar to this one. He commended the developer on the appearance of the project.

Mr. Olewine entertained questions from the Board. Ms. Schwartz stated she was glad they had decided to reduce the number of signs. She mentioned the property was near her grandparent's property and appreciated that they changed the name from their original choice. She commended them on the job they had done in the appearance of the project and she stated that she was pleased with the look of the monument sign. She said her parents live near there also and she was happy with the way the community looks.

Ms. Hicks expressed that she thought the community was very attractive.

Mr. Olewine entertained questions from the audience. There were none.

Mr. Allison requested that the Board take a moment to go into executive session. Mr. Thomey and Mr. Link were asked to withdraw from the room until the session was completed.

Upon completion of the executive session, Mr. Olewine called the Board back into regular session. Mr. Allison informed the applicants that due to Ms. Schwartz relationship to the property she would be recusing herself from the vote for this case. Her withdrawal did not cause an issue with regard to a quorum for the vote.

Mr. Olewine called for a motion in the Belle Hill Manor, LLC case.

MOTION: A motion was made by Ms. Hicks to approve a variance for one (1) additional sign contingent upon the sign construction being completed within one year of the date of the legal opinion. The motion was seconded by Mr. Cramer and unanimously approved.

MOTION: A motion was made by Ms. Hicks to approve a variance to exceed the allowable square footage for signage by fifty-six (56) square feet contingent upon the sign construction being completed within one year of the date of the legal opinion. The motion was seconded by Mr. Cramer and unanimously approved.

OLD BUSINESS: None

NEW BUSINESS: Three (3) cases were submitted for the May 22nd, 2014 meeting. Mr. Roudybush and Mr. Olewine stated that they would not be available for the May meeting due to previous scheduling conflicts. Since only three of the members would be available for the May meeting the vote for each case would need to be unanimous in order for the motion to pass. Therefore the representatives of those cases being heard at the May meeting would be contacted and given the option to either withdraw or remain on the agenda for that meeting.

There being no further business to discuss Mr. Olewine adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Brenda Humphreys