

**TOWN OF ELKTON  
BOARD OF ZONING APPEALS  
SEPTEMBER 18, 2014  
MINUTES**

**Present:** Robert Olewine; Jared Roudybush; Shirley Hicks; Charles E. Cramer, Jr.; Charles A. Bromwell, Director, Building & Zoning; Jason Allison, Esquire, Attorney

**Absent:** Dawn Schwartz

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

**ACTION:** Motion was made by Ms. Hicks to approve the minutes from the August 21, 2014 meeting. The motion was seconded by Mr. Cramer and unanimously approved.

**CASE # 1466 – REQUEST OF MARIA SPOSATO REPRESENTING GODZILLA MOTOR MACHINE, 307 NORTH BRIDGE STREET, ELKTON, MARYLAND FOR A VARIANCE TO EXCEED THE ALLOWABLE SQUARE FOOTAGE FOR A SIGN BY 26 SQUARE FEET. THIS ACTION CONCERNS PROPERTY LOCATED AT 307 NORTH BRIDGE STREET, ELKTON, MARYLAND, TAX MAP 310, PARCEL 2021, ZONED BI (BUSINESS INDUSTRIAL)**

Mr. John Sposato was sworn in to represent Godzilla Motor Machine and was introduced to the Board. He stated that he had constructed and placed the sign for Ms. Sposato but was not informed that the sign required a permit. When Ms. Sposato made application for the sign permit she was informed that the sign exceeded the allowable square footage for wall signs according to the Town Ordinance.

Mr. Olewine clarified that the sign currently located at the property is the same sign as the one being requested through the variance application. Mr. Sposato confirmed that it was the same sign. Mr. Olewine stated they are only one of a number of tenants at this location. Mr. Sposato stated that the business utilizes six of the existing bays.

Mr. Olewine asked if there is an additional signage for this business at the location. Mr. Sposato stated there is a sign on the door to the business as well as on the side of the building that faces Bridge Street but they had received a permit for the sign facing Bridge Street. Mr. Bromwell clarified that the sign facing Bridge Street was considered a banner. There was a question about the signs on the bays and Mr. Bromwell stated they were considered directional signage and therefore did not require permits.

Mr. Cramer inquired about the construction materials used for the sign. Mr. Sposato stated the sign is made of  $\frac{3}{4}$ " green plywood and the letters are made out of steel. Mr. Cramer asked if additional lighting would be placed to accent the sign. Mr. Sposato stated no additional lighting would be placed.

Mr. Olewine entertained questions from the Board regarding this case. Mr. Roudybush asked Mr. Bromwell how the amount of signage was determined for this property. Mr. Bromwell stated the square footage is determined by the amount of street frontage for this particular zone.

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

**MOTION: Motion was made by Mr. Cramer to approve the request of Godzilla Motor Machines to exceed the allowable square footage for a sign by 26 square feet. The motion was seconded by Ms. Hicks and unanimously approved.**

**CASE # 1467 – REQUEST OF ASPEN PROPERTY MANAGEMENT REPRESENTING THE MEADOWS AT ELK CREEK HOMEOWNERS ASSOCIATION, 200 E. MAIN STREET, ELKTON, MARYLAND FOR A VARIANCE TO EXCEED THE ALLOWABLE SQUARE FOOTAGE FOR TWO SIGNS BY 28 SQUARE FEET. THIS ACTION CONCERNS PROPERTY LOCATED AT HICKORY LANE AND BLUEGRASS DRIVE ADJACENT TO MUDDY LANE, TAX MAP 304, PARCEL 2422, ZONED R-3 (URBAN RESIDENTIAL)**

Mr. Brad Carrillo of Aspen Property Management was sworn in and introduced to the Board. Mr. Jason Allison inquired whether he was representing the Meadows at Elk Creek Homeowner's Association. He answered in the affirmative.

Mr. Carrillo provided a handout to the Board and counsel. He explained that there had been signage at both of the locations they are requesting to place the proposed signage. The sign at Hickory Lane had deteriorated and was removed. The Board of Directors of the Homeowner's Association met and determined the new look for the proposed signs. When the permits were being applied for it was determined that a permit had never been issued for the original signs.

Mr. Carrillo pointed out photos of the appearance of the old sign compared to the appearance of the new sign. Mr. Carrillo stated the R-3 zone allows only a two (2) square foot sign and therefore they are requesting additional square footage in order to enhance the appearance of the community signs.

Discussion regarding the materials of the signage ensued. Mr. Carrillo stated the signs would be made of chloroplast with routed lettering, it will match the shutter color on some of the home and the base of the sign will match the brick on some of the homes in order to have a uniform look.

Mr. Olewine asked if the signs would be lighted. Mr. Carrillo stated currently they are not lighting the signs but could possibly add solar lighting in the future. Mr. Olewine stated he liked the look of the proposed sign and thought it enhanced the community. Mr. Carrillo stated their intention was to be in compliance with the Town Ordinance.

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

**MOTION: Motion was made by Ms. Hicks to approve the request from the Meadows at Elk Creek Homeowners Association to exceed the allowable square footage for two signs by**

**twenty eight (28) square feet. The motion was seconded by Mr. Cramer and unanimously approved.**

**CASE # 1468 – REQUEST OF AMANDA BLACKWOOD-GORDON, 122 DANFORD DRIVE, ELKTON, MARYLAND FOR A SIX (6) FOOT REAR SETBACK VARIANCE TO CONSTRUCT A DECK. THIS ACTION CONCERNS PROPERTY LCOATED AT 122 DANFORD DRIVE, TAX MAP 312, PARCEL 2320, ZONED R-3 (URBAN RESIDENTIAL)**

Ms. Amanda Blackwood-Gordon and Mr. Edward Gordon were sworn in and introduced to the Board. Mr. Olewine inquired whether the stairs for the deck would be off the side or rear of the deck. Mr. Blackwood-Gordon stated the stairs would come off the back of the deck toward the rear property line. Mr. Olewine questioned whether the variance was measured from the edge of the deck or the edge of the stairs. Mr. Bromwell stated the edge of the stairs would be approximately twenty four (24) feet from the rear property line.

Mr. Olewine entertained questions from the Board. Ms. Hicks asked which neighbor provided the letter that was included in their submittal. Ms. Blackwood-Gordon stated it was the neighbor to the left as you look at their property from the street. Ms. Hicks requested confirmation of the deck size of 18' 11" by 14' 1". Mr. Gordon confirmed the size as noted. Ms. Hicks asked what would be the material used for the deck. Mr. Gordon stated it will be pressure treated lumber.

Mr. Roudybush asked if there was any concern regarding the side property line. Mr. Bromwell stated they are allowed to build the deck up to the property line and therefore there is no concern for the location of the deck as proposed.

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

**MOTION: Motion was made by Mr. Cramer to approve the six (6) foot rear setback variance as requested. The motion was seconded by Ms. Hicks and unanimously approved.**

**OLD BUSINESS:** None

**NEW BUSINESS:** Mr. Bromwell stated a special exception was submitted for the October 16<sup>th</sup> meeting. It is for an adult daycare facility at Alexandra's Village on Pulaski Highway.

There being no further business to discuss Mr. Olewine adjourned the meeting at 7:17 p.m.

Respectfully submitted,

Brenda Humphreys