

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
MAY 21, 2015
MINUTES**

Present: Robert Olewine; Jared Roudybush; Dawn Schwartz; Shirley Hicks; Charles E. Cramer, Jr.; Lisa M. Blackson, Esq., Legal Counsel; Charles A. Bromwell, Director, Building & Zoning

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 from the March 19, 2015 meeting. The motion was seconded by Ms. Hicks and unanimously approved.

CASE # 1475 – REQUEST OF MICHAEL DODSON, 511 ST. CHARLES STREET, ELKTON, MARYLAND FOR A TWENTY EIGHT (28) FOOT REAR SETBACK VARIANCE TO CONSTRUCT A DECK. THIS ACTION CONCERNS PROPERTY LOCATED AT 511 ST. CHARLES STREET, ELKTON, MARYLAND, TAX MAP 312, PARCEL 2241, ZONED R-2

Mr. Michael Dodson was in attendance to address this submittal. He stated that they purchased the house five (5) years ago he had the home inspected and the home inspector at that time pointed out that the deck was subpar. He recently noted that apparently a previous owner had intended to enclose the deck and had placed plywood in between the joists and the top board and it is now rotting. He stated his intention is to extend the deck out to meet the existing pool. Mr. Olewine clarified that he would be bringing the deck up to the pool in order to have access from the house to the pool. Mr. Dodson confirmed that was his intention.

Mr. Olewine entertained questions or comment from the Board. Mr. Cramer questioned whether the setback was for the pool or the deck. Mr. Dodson noted that the pool is existing and pointed out that there is only fifty (50) feet from the rear property line to his home. Mr. Bromwell explained that once the deck is attached to the pool it will require the same setback as the house. Mr. Olewine stated that when the pool was free standing it didn't matter. Mr. Bromwell noted that the pool only required a five (5) foot setback when free standing. He added that the lots in this area have a small lot and the rear setback requirement is fifty (50) feet which is very restrictive.

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

MOTION: Motion was made by Mr. Roudybush to approve the twenty eight (28) foot rear setback variance for 511 St. Charles Street. The motion was seconded by Ms. Hicks and unanimously approved.

OLD BUSINESS: None

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NEW BUSINESS: Mr. Bromwell informed the Board there were no cases submitted for the June meeting and three (3) cases have been submitted for the July meeting.

Mr. Roudybush informed the Board that he would be resigning from the Board of Zoning Appeals due to the fact he is moving out of the area. Everyone thanked him for his service on the Board and wished him well.

There being no further business to discuss and Mr. Olewine adjourned the meeting at 7:10 p.m.

Respectfully submitted,

Brenda Humphreys