

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
DECEMBER 17, 2015
MINUTES**

Present: Robert Olewine; Shirley Hicks; Jim Cooney; Dave Mehelas; Lisa M. Blackson, Esq.,
Legal Counsel; Charles A. Bromwell, Director, Building & Zoning

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 November 19, 2015 meeting. The motion was seconded by Mr. Cooney and unanimously approved.

CASE # 1485 – REQUEST OF TUPP SIGNS REPRESENTING EDWARD JONES FOR THE FOLLOWING VARIANCES: 1) TO EXCEED THE ALLOWABLE SQUARE FOOTAGE FOR A SIGN BY SIX (6) SQUARE FEET AND 2) TO ALLOW THE SIGN TO BE LIGHTED, 221 EAST MAIN STREET, TAX MAP 311, PARCEL 1061, ZONED RO (RESIDENTIAL OFFICE)

Mr. Doug Goldberg of Tupp Signs was sworn in to present this case before the Board. He mentioned Edward Jones currently has a sign which was approved by the Historic District Board early this summer. It is a canopy sign which hangs just above the entrance to the building. He stated the sign is ineffective unless you are walking in the front door. It is not visible from Main Street and therefore they are requesting a larger sign which will be placed in the front yard closer to the street in order for better visibility by vehicle and pedestrian traffic going east or west.

Mr. Olewine noted that it will be similar to sign which are existing on Main Street. Mr. Goldberg confirmed that it was similar in size. Mr. Olewine inquired about the type of lighting that would be used to illuminate the sign. Mr. Goldberg stated there will be flood lights which will be directed toward the sign and will not affect the neighboring properties or cause issues with vehicles passing by. The sign will be of redwood construction with the ‘green’ area recessed and the writing will be white and raised to provide some contrast.

Ms. Hicks requested clarification regarding the requested square footage of the sign which appeared contradictory. Discussion ensued regarding the square footage and was answered to Ms. Hicks’ satisfaction.

Mr. Olewine entertained additional questions from the Board. There were none. Mr. Olewine entertained questions from the audience. There were no questions.

MOTION: Motion was made by Mr. Cooney to approve the variance for Edward Jones to exceed the allowable square footage for a sign by six (6) square feet. The motion was seconded by Ms. Hicks and unanimously approved.

MOTION: Motion was made by Mr. Cooney to approve the variance for Edward Jones to allow the proposed sign to be lighted. The motion was seconded by Ms. Hicks and unanimously approved.

CASE # 1486 – REQUEST OF MARK MEARS REPRESENTING UNION HOSPITAL FOR THE FOLLOWING VARIANCES: 1) TO EXCEED THE MAXIMUM allowable square footage for the smaller monument sign by forty four (44) square feet; 2) to exceed the maximum allowable square footage for the larger monument sign by seventy five (75) square feet; and 3) to exceed the allowable height for the larger monument sign by three feet ten inches (3’10”), 123 Singerly Avenue, Tax Map 310, Parcel 831, Zoned TC (Town Center)

Mr. Mark Mears was sworn in to present this case before the Board. He stated that health care is ever changing and their main focus is to provide the right care in the right place. He noted that the zoning for the area has changed to Town Center since their previous request for campus monument signs. They wish to place signs which are similar to others previously placed. He noted different locations of these signs within the campus of the hospital.

Discussion ensued regarding the locations of the proposed signs. Mr. Mears stated they are trying to better serve the community and feel the change in signage will be an asset in providing direction to the community. The purpose of the urgent care facility is to alleviate the wait time for the emergency room and also mentioned there is a difference in fees between the two facilities.

Mr. Olewine entertained additional questions or comment from the Board. There were none. Mr. Olewine entertained comment from the audience. There were no comments.

MOTION: Motion was made by Mr. Mehelas to approve the variance for Union Hospital to exceed the maximum allowable square footage for the small monument sign by forty four (44) square feet. The motion was seconded by Mr. Cooney and unanimously approved.

MOTION: Motion was made by Mr. Mehelas to approve the variance for Union Hospital to exceed the maximum allowable square footage for the larger monument sign by seventy five (75) square feet. The motion was seconded by Ms. Hicks and unanimously approved.

MOTION: Motion was made by Mr. Cooney to approve the variance for Union Hospital to exceed the allowable height for the larger monument sign by three feet ten inches (3’10”). The motion was seconded by Ms. Hicks and unanimously approved.

OLD BUSINESS: Mr. Olewine asked for the status of the Global Health detox center. Mr. Bromwell stated there have been no submittals for the project as of this date.

NEW BUSINESS: Mr. Bromwell informed the Board there have been no cases submitted for the January meeting. Mr. Bromwell welcomed our newest member, Mr. Dave Mehelas, to the Board.

The next meeting of the Board is scheduled for January 21, 2016. There being no further business to discuss Mr. Olewine adjourned the meeting at 7:12 p.m.

Respectfully submitted,

Brenda Humphreys