

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
SEPTEMBER 22, 2016
MINUTES**

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

Absent: Dawn Schwartz; Heather Mahaffey

Mr. Olewine called the meeting to order at 7:10 p.m.

ACTION: Motion was made by Mr. Mehelas to approve the minutes from the August 18, 2016 meeting. The motion was seconded by Ms. Hicks and unanimously approved.

CASE # 1495 – REQUEST OF YING WU REPRESENTING BO BO KITCHEN FOR A VARIANCE TO EXCEED THE ALLOWABLE SQUARE FOOTAGE FOR SIGNAGE BY THIRTY TWO (32) SQUARE FEET FOR PLACEMENT OF A ROOF SIGN. THIS ACTION CONCERNS PROPERTY LOCATED AT 222 SOUTH BRIDGE STREET, ELKTON, MARYLAND, TAX MAP 314, PARCEL 2205 AND ZONED C-2

Ms. Ying Wu of Bo Bo Kitchen was in attendance to address this submittal. She stated they wish to place a sign on the roof of their building. Mr. Olewine inquired whether the sign would be lighted. She was not sure if they would have the sign lighted or not and asked if the variance could be approved either way.

Mr. Olewine asked the reason she felt they needed the sign. She stated that customers have complained that they were not able to locate the business which is situated among other store fronts in a strip mall.

Mr. Olewine explained that a roof sign requires a specific kind of hardware for attachment and asked if that would be provided in order to assure safety for wind load. Mr. Bromwell interjected that when the sign is applied for the Building Department will confirm that the hardware which is required will be placed for the sign.

Mr. Olewine entertained additional questions from the Board. Ms. Hicks asked if the sign they would be placing looks like the sign in the paperwork submitted. Ms. Wu stated that it would look the same.

Mr. Olewine entertained question or comment from the audience. There were no questions.

MOTION: Motion was made by Ms. Hicks to approve the sign for Bo Bo Kitchen in the style submitted and allowing for it to be lighted should they choose to do so. The motion was seconded by Mr. Mehelas and unanimously approved.

CASE # 1496 – REQUEST OF GEMCRAFT HOMES, INC. FOR AN ELEVEN (11) FOOT REAR SETBACK VARIANCE TO CONSTRUCT A DECK. THIS ACTION CONCERNS PROPERTY LOCATED AT 13 BONNIE MARIE COURT, LOT 24, ELKTON, MARYLAND, TAX MAP 302, PARCEL 2467 AND ZONED R-1

Mr. Johnny Bates of Gemcraft Homes was in attendance to address this submittal. Mr. Olewine asked for clarification of the size of the deck. Mr. Bates stated that the deck they are proposing would be 14' x 14'. He stated that due to steep slopes at the rear of the property they are applying to place a deck in order to allow

the owners to have some use of their rear yard. He noted that the reason for the variance is that a 50' rear setback is required and there is only 53 feet from the house to the rear property line.

Mr. Olewine asked if the house has been sold. Mr. Bates stated they have a contract purchaser but they are concerned they will be unable to use their rear yard at all unless the variance is approved for the deck. He provided the Board with a picture of a similar property in order to show the benefit of a deck on another lot with steep slopes. Questions were asked regarding safety issues with the deck being so high. Mr. Bates stated that there would be railings around the entire deck and no steps are intended to be added.

Mr. Olewine entertained additional questions from the Board. There were none.

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

MOTION: Motion was made by Mr. Czernik to approve the deck for 13 Bonnie Marie Lane as submitted. The motion was seconded by Mr. Mehelas and unanimously approved.

CASE # 1497 – REQUEST OF DENNIS CLOWER REPRESENTING TERUMO MEDICAL CORPORATION FOR A VARIANCE TO EXCEED THE ALLOWABLE SQUARE FOOTAGE FOR A WALL SIGN BY 231.53 SQUARE FEET. THIS ACTION CONCERNS PROPERTY LOCATED AT 950 ELKTON BOULEVARD, ELKTON, MARYLAND, TAX MAP 310, PARCEL 2181 AND ZONED BI

Mr. Dennis Clower, legal representative for Terumo, Mr. Elwood Bannon, Corporate Facilities Engineering Manager for Terumo, Mr. Ron Moore, Lead Electrician for Terumo, and Mr. Ron Thomas of Strickler Signs were in attendance to address this submittal.

Mr. Clower stated they are requesting an additional 271.53 square feet of signage due to the size of the building and in order to allow for sufficient visibility of the sign from the road. Mr. Clower provided a rendering of the same sign at the allowable 40 square feet in order to show the stark contrast between what is allowed and what is being proposed. He stated that the sign will be lighted and that they intend to remove the existing sign which faces Blue Ball Road. He also noted that a change in the logo for Terumo was another reason for the proposed sign.

Mr. Olewine questioned if there was additional signage on their other building on Blue Ball Road. Mr. Bannon stated they do not have signage on the other building.

Mr. Olewine entertained additional questions from the Board. There were none. Mr. Olewine entertained questions or comment from the audience. There was no one in attendance with any question or comment.

MOTION: Motion was made by Ms. Hicks to approve the variance to exceed the allowable square footage for a wall sign by 231.53 square feet. The motion was seconded by Mr. Mehelas and unanimously approved.

OLD BUSINESS: None

NEW BUSINESS: Mr. Bromwell informed the Board that one case was submitted for the October meeting regarding Tractor Supply Company's placement of storage trailers.

There being no further business to address, Mr. Olewine motioned to adjourn the meeting at 7:28 p.m. Ms. Hicks seconded the motion.

Respectfully submitted,

Brenda Humphreys