

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
NOVEMBER 17, 2016
MINUTES**

Present: Robert Olewine; Shirley Hicks; Dawn Schwartz; Heather Mahaffey; Richard Czernik; Lisa M. Hamilton Blackson, Esq., Legal Counsel; Charles A. Bromwell, Director, Building & Zoning

Absent: Dave Mehelas

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 October 20, 2016 meeting as written. The motion was seconded by Ms. Mahaffey and unanimously approved.

CASE # 1501 – REQUEST OF TUPP SIGNS REPRESENTING SKULL & ROSE TATTOO FOR A SEVEN (7) FOOT FRONT SETBACK VARIANCE FOR A GROUND SIGN. THIS ACTION CONCERNS PROPERTY LOCATED AT 900 E. PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 316, PARCEL 161, AND ZONED C-2

Pietro D’Agostino of Tupp Signs was sworn in to address this request. Mr. D’Agostino provided additional information to the Board referencing location of the sign. He noted that when his company applied for a sign for the Skull & Rose Tattoo business it was determined that when the sign was initially placed no inspections were done and the sign had been placed closer to the road than allowed by the regulations required for a front setback in the C-2 Zone. Since they intend to use the existing pole for the new sign they are requesting the variance in order to allow it to remain at the current location.

Mr. Olewine asked whether the sign meets all other regulations of the sign ordinance. Mr. D’Agostino confirmed that it meets all other regulations. Mr. D’Agostino noted that the sign will be lighted. Mr. Czernik inquired whether the height will be the same as the previous sign. Mr. D’Agostino stated the new sign will be three (3) feet taller. Ms. Schwartz asked Mr. Bromwell if this met the height regulations. Mr. Bromwell stated that the sign was required to be below the roof level of the building and they were well within that requirement.

Ms. Hicks asked if the sign would be visible from both the east and west. Mr. D’Agostino stated that it is a double sided sign and therefore could be viewed from both directions. Ms. Hicks questioned a comment on the plan regarding a survey being done. Mr. D’Agostino stated that the survey had been done 3-5 months ago. Mr. Olewine asked if the existing pole was structurally sound. Mr. D’Agostino stated that it is sound and stated they plan to do renovations to the pole including removing rust from the pole and repainting it.

MOTION: Motion was made by Ms. Hicks to approve the seven (7) foot front setback variance for the sign for Skull & Rose Tattoo providing the work is completed within one year. The motion was seconded by Ms. Mahaffey and unanimously approved.

CASE # 1499 – REQUEST OF GARY DAUSCH REPRESENTING RAMSEY FORD OF ELKTON FOR THE FOLLOWING VARIANCES: 1) ONE (1) ADDITIONAL WALL SIGN AND 2) TO EXCEED THE ALLOWABLE SQUARE FOOTAGE FOR A WALL SIGN BY 6.80 SQUARE FEET. THIS ACTION CONCERNS PROPERTY LOCATED AT 601 E. PUALSKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 315, PARCEL 2058, AND ZONED C-2

Mr. Gary Dausch of IMark Builders was sworn in to address this request. He stated that Ramsey Ford recently finished a project for their quick lane business and they are planning to place a showroom to the left of that business in the same building. They are requesting the variances for the signage for the "Used Cars of Elkton". He noted that the signage for the "Quick Lane" has already been approved and issued for a thirty five (35) square foot sign.

Ms. Schwartz asked if the signage was placed against the building. Mr. Dausch stated that both signs are wall signs. The sign variance being requested is for 26" tall letters with a total of 46.8 square feet and would be lighted with blue LED's.

Mr. Olewine called for questions or comment from the audience regarding either of the cases presented. There were no comments or questions from the audience.

MOTION: Motion was made by Ms. Schwartz to approve the variance for one (1) additional wall sign for Ramsey Ford. The motion was seconded by Ms. Hicks and unanimously approved.

MOTION: Motion was made by Mr. Czernik to approve the variance to exceed the allowable square footage for a wall sign by 6.80 square feet for Ramsey Ford. The motion was seconded by Ms. Hicks and unanimously approved.

OLD BUSINESS: None

NEW BUSINESS: Mr. Bromwell informed the Board that one case was submitted for the December meeting.

The next meeting of the Board of Zoning Appeals will be December 22, 2016.

There being no further business to address, Mr. Olewine adjourned the meeting at 7:14 p.m.

Respectfully submitted,

Brenda Humphreys