

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
JANUARY 18, 2018
MINUTES**

Present: Robert Olewine; Dave Mehelas; Heather Mahaffey; Richard Czernik, Lisa M. Hamilton Blackson, Esq., Legal Counsel, Chip Bromwell, Director, Building & Zoning

Absent: Shirley Hicks; Dawn Schwartz

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

ACTION: Motion was made by Mr. Mehelas to approve the minutes from the December 21, 2017 meeting as written. The motion was seconded by Ms. Mahaffey and unanimously approved.

CASE # 1519 – REQUEST OF APD ENGINEERING & ARCHITECTURE REPRESENTING ALDI INC. FOR A VARIANCE FOR AN ADDITIONAL THIRTY FIVE (35) SQUARE FEET FOR EACH OF THREE (3) WALL SIGNS. THIS ACTION CONCERNS PROPERTY LOCATED AT 98 CHESAPEAKE BOULEVARD, ELKTON, MARYLAND, TAX MAP 316, PARCEL 2439 AND ZONED C-2 (HIGHWAY COMMERCIAL)

Mr. Shawn Tennity of APD Engineering & Architecture was sworn in to address this request. He noted that Aldi plans to expand their store in Elkton and would like to place new signage as part of that addition. He stated that there are currently Aldi as well as Food Market signs on the glass panel. The company will no longer be using the Food Market signs. They will also be raising the ‘tower’ and placing a smaller tower next to it as part of the new addition. They are choosing to replace the glass panels and add larger signs to the tower which will be more suitable to fit the space due to the removal of the Food Market signage.

Mr. Tennity explained that two of the signs would remain on the tower at the front corner of the building while the third sign will be placed at the new entrance on the north east side of the building.

He shared he has noticed a number of larger signs along Route 40 and feels there is a precedent for square footage variance requests. He noted that at the building is unusual in that it sits approximately six (6) feet below grade and therefore they feel they are at a disadvantage for customers seeing the signs as they drive along the road. He felt with the new size of signs they would be able to pull in people who are driving through the area.

Discussion ensued regarding the new addition and the additional entrance.

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

MOTION: Motion was made by Mr. Mehelas to approve the variance for Aldi for an additional thirty five (35) square feet of signage for each of three (3) wall signs. The motion was seconded by Ms. Mahaffey and unanimously approved.

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OLD BUSINESS: None

NEW BUSINESS: Mr. Bromwell noted there will be one case for a sign variance for Burger King at the February 15, 2018 meeting.

It was determined that the Election of Officers would be delayed until the February meeting at which time there will be a full board.

There being no further questions Mr. Olewine adjourned the meeting at 7:10 p.m.