

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
NOVEMBER 15, 2018
MINUTES**

Present: Robert Olewine; Heather Mahaffey; Shirley Hicks; Lisa Hamilton Blackson, Esq.,
Legal Counsel, Chip Bromwell, Building Official

Absent: Dawn Schwartz; Richard Czernik

The meeting was called to order by Mr. Olewine.

ACTION: Motion was made by Ms. Hicks to approve the minutes from the October 18, 2018 meeting as written. The motion was seconded by Ms. Mahaffey and unanimously approved.

CASE # 1535 – REQUEST OF WALMART REAL ESTATE BUSINESS TRUST FOR THE FOLLOWING VARIANCES FOR SIGNAGE: 1) ONE ADDITIONAL WALL SIGN ON FRONT FAÇADE; AND 2) TO EXCEED SQUARE FOOTAGE FOR A WALL SIGN BY 1.05 SQUARE FEET ON FRONT FAÇADE. THIS ACTION CONCERNS PROPERTY LOCATED AT 1000 EAST PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 316, PARCEL 493 AND ZONED C-2 (HIGHWAY COMMERCIAL)

Mr. Thomas Kleine of Troutman & Sanders and Mr. Brad Kern of MMA Architects were in attendance to address this request. Mr. Kleine stated they are requesting variances and provided pictures of the existing and proposed signage and façade changes. He noted that Walmart is updating their stores and they are addressing the signage in order to make it easier for customers to locate the departments they need. They are also updating the terminology to make it easier as well. They will change ‘Outdoor Living’ to ‘Lawn & Garden’ and ‘Market’ to ‘Grocery’. The total square footage for signage, less the Auto Center signage, will decrease for the signs that are being replaced. As part of the store update, they will be making interior renovations as well.

Mr. Kern shared that the exterior color and accent of the store will be changing as part of the update of the building.

Mr. Kleine stated that he feels the signage changes are more directional as opposed to advertising in nature.

Mr. Olewine entertained questions or comments from the board. Ms. Hicks requested clarification for the Auto Center signage. Mr. Olewine entertained questions or comments from the audience. There were no questions or comments.

MOTION: Motion was made by Ms. Mahaffey to approve the variance for one (1) additional wall sign on the front façade. The motion was seconded by Ms. Hicks and unanimously approved.

MOTION: Motion was made by Ms. Mahaffey to allow a variance to exceed to exceed the square footage for a wall sign by 1.05 square feet. The motion was seconded by Ms. Hicks and unanimously approved.

CASE # 1537 – REQUEST OF ROCKY STANLEY FOR A SPECIAL EXCEPTION FOR OVERNIGHT PARKING OF VEHICLES BETWEEN TEN (10) DAYS AND SIX (6) MONTHS. THIS ACTION CONCERNS PROPERTY LOCATED AT BRIDGE STREET AND ELKTON BOULEVARD, ELKTON, MARYLAND, TAX MAP 310, PARCEL 450 AND ZONED C-2 (HIGHWAY COMMERCIAL)

Mr. Aaron Butler of Real Estate Consultants was in attendance to address this request. He explained to the board that the reason for the variance request was due to the shape of the lot and the distance off of Elkton Boulevard. They plan to turn the building on the lot to have the most space available. There will be an office and 2-bay garage constructed on site. The proposed use is for a paving company. There will be vehicles and equipment related to the paving business on site, such as rollers, backhoes, paving equipment and pickup trucks. There will be no vehicles for rent at the property.

Mr. Olewine asked about the timeframe for construction of the building. Mr. Butler stated he was unsure of specific dates but felt it would be approximately a year from now.

There was discussion regarding location of the building on the property.

Mr. Olewine read the Planning Commission recommendation from their meeting on November 12, 2018. (See attached).

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

MOTION: Motion was made by Ms. Hicks to approve the special exception for overnight parking of vehicles between ten (10) days and six (6) months. The motion was seconded by Ms. Mahaffey and unanimously approved.

MOTION: Motion was made by Ms. Hicks to approve the twenty (20) foot front setback variance for construction of an office and garage. The motion was seconded by Ms. Mahaffey and unanimously approved.

CASE # 1538 – REQUEST OF ANCHOR PROPERTY MANAGEMENT FOR THE FOLLOWING VARIANCES: 1) TO EXCEED TEN (10) SQUARE FEET OF AREA FOR EACH TEN (10) LINEAR FEET OF STREET FRONTAGE FOR SIGNAGE; AND 2) TO EXCEED FORTY (40) SQUARE FEET OF SIGNAGE AREA. THIS ACTION

CONCERNS PROPERTY LOCATED AT 116-118 EAST MAIN STREET, ELKTON, MARYLAND, TAX MAP 310, PARCEL 1164 AND ZONED TC (TOWN CENTER)

Mr. John Palmer of Anchor Property Management was in attendance to address this request. Mr. Palmer stated that the building was purchased June of 2017 and where two businesses were located, Picture It Framed and the former Colonial Jewelers. They opened their business, Brook Bend, in the former Colonial Jewelers location. It is a two story brick building. They removed the marquee for Colonial Jewelers which left a scar on the brick front. Due to this they made the decision to rebrand the building as 'Brook Bend' and painted the store front and placed the new store signage. He gave a brief history of the 'Pappas' building which had burned in 1947 and was rebuilt in 1948. They chose to retain the name logo in order to retain the heritage of the building.

Mr. Olewine entertained questions from the Board. Ms. Hicks asked if the sign is currently on the building. Mr. Palmer confirmed it was. Mr. Olewine entertained questions from the audience. There were no questions.

MOTION: Motion was made by Ms. Hicks to approve the variance to exceed the ten (10) square feet of area for each ten (10) linear feet of street frontage for signage. The motion was seconded by Ms. Mahaffey and unanimously approved.

MOTION: Motion was made by Ms. Hicks to approve the variance to exceed forty (40) square feet of area by two (2) square feet. The motion was seconded by Ms. Mahaffey and unanimously approved.

OLD BUSINESS: None

NEW BUSINESS: Mr. Bromwell stated the new owners of Air Products will be applying for a height variance for the concrete batch plant towers.

The next meeting of the Board of Zoning Appeals will be Thursday, December 20, 2018.

There being no further questions Mr. Olewine called for a motion to adjourn the meeting at 7:28 p.m.

Respectfully submitted,

Brenda Humphreys