

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
SEPTEMBER 19, 2019
MINUTES**

Present: Robert Olewine; Heather Mahaffey; Dawn Schwartz; Lisa Blackson, Esq., Legal Counsel

Absent: Shirley Hicks; Richard Czernik

The meeting was called to order by Mr. Olewine. He called for a motion to approve the minutes from the July 18, 2019 meeting.

ACTION: Motion was made by Ms. Schwartz to approve the minutes from the July 18, 2019 meeting as written. The motion was seconded by Ms. Mahaffey and unanimously approved.

CASE # 1548 – REQUEST OF MR. STEPHEN ROBINSON REPRESENTING DR. SAMAN SOURI, DMD FOR A SPECIAL EXCEPTION TO OPEN AND OPERATE AN ORAL SURGERY AND MAXILLOFACIAL SURGEON’S OFFICE. THIS ACTION CONCERNS PROPERTY LOCATED AT 677 EAST PULASKI HIGHWAY, SUITE D, ELKTON, MARYLAND, TAX MAP 316, PARCEL 2245, ZONED C-2 (HIGHWAY COMMERCIAL)

Mr. Stephen Robinson, owner of Alexandra’s Village, Dr. Saman Sourì and Ms. Kristin Mills were in attendance to address this request. Mr. Olewine asked the participants to be sworn in.

Mr. Robinson provided additional paperwork regarding their special exception request. He asked Dr. Sourì to give an overview of his credentials and work history. Dr. Sourì stated he is an oral surgeon and graduated from the University of Pennsylvania in 2006. He completed his studies in 2010 through the New York Medical College.

He shared that he was made aware of the great need for oral surgeons in this area. He has been in business in Glen Burnie, Maryland and would like to open another office in Elkton. He noted he does procedures under sedation and general anesthesia. He stated that there are dentists in the area who are representing themselves as oral surgeons. He chose this location because of its proximity to the hospital.

Mr. Olewine inquired as to the number of days a week he would be at this office. He stated he would likely be in the Elkton office three days a week. He is currently seeing patients 2 ½ days a week at his Glen Burnie office. He also helps a doctor’s office in Pennsylvania which is quite a drive from where he lives in Pikesville, Maryland. He is also considering Elkton because it would be much more convenient for him.

Mr. Olewine questioned whether there would be enough parking with the other uses at this same location. Mr. Robins stated that the Kids First Swim School is open mostly in the evenings and on the weekends whereas the dental office would be open during the day. It will make a nice mix of uses and hours at the location. Mr. Olewine questioned which unit they are proposing for the dental office. Mr. Robinson stated they will be in the unit closest to Route 40.

Mr. Robinson referred to the floor plan submitted and to Dr. Souri's curriculum vitae and experience.

Mr. Olewine opened the floor to questions from the Board. Neither Ms. Schwartz nor Ms. Mahaffey had any questions. Mr. Olewine asked if Dr. Souri would be placing signage on the existing pylon sign. Mr. Robinson stated they would be making room for Dr. Souri to place signage at some time in the future. He also stated they would be placing channel letter signage but will be sure to remain in compliance with the Town Ordinance regarding all signage.

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

Mr. Olewine read the Planning Commission recommendation for this special exception request (see copy attached)

MOTION: Motion was made by Ms. Schwartz to approve the special exception to open and operate an oral surgery and maxillofacial surgeon's office at 677 East Pulaski Highway. The motion was seconded by Ms. Mahaffey and unanimously approved.

CASE # 1549 – REQUEST OF CHUCK BREZA FOR A TWENTY THREE (23) FOOT REAR SETBACK VARIANCE FOR AN ADDITION TO THE REAR OF THE SUTTON INN FOR A CONFERENCE ROOM. THIS ACTION CONCERNS PROPERTY LOCATED AT 405 E. PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 315, PARCEL 1849, ZONED C-2 (HIGHWAY COMMERCIAL)

Mr. Chuck Breza was in attendance to address this request. Due to his medical circumstances, Mr. Bromwell spoke on behalf of Mr. Breza. Mr. Bromwell stated that under normal conditions the rear setback requirement would be twenty (20) feet. Since this property is zoned commercial the rear setback requirement is set at forty (40) feet because it abuts residential zoning at the rear of the property.

Mr. Breza is requesting a twenty three (23) foot rear setback variance in order to place an addition at the rear of the property in order to place conference room which will benefit his business. Mr. Bromwell noted that there will also be additions made to the existing rooms and renovations are being made to the bathrooms but neither of these renovations would require a variance. The variance is only needed for the placement of the conference room.

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

MOTION: Motion was made by Ms. Schwartz to approve the twenty three (23) foot rear setback variance for an addition to the Sutton Inn for placement of a conference room. The motion was seconded by Ms. Mahaffey and unanimously approved.

OLD BUSINESS: There were no items of old business for discussion.

NEW BUSINESS: Mr. Bromwell informed the Board there are two variances and one special exception for a medical use that have been submitted for the October meeting.

The next meeting will be on October 17, 2019.

There being no further business to discuss the meeting was adjourned at 7:17 p.m.

Respectfully submitted,

Brie Humphreys