

**TOWN OF ELKTON  
BOARD OF ZONING APPEALS  
NOVEMBER 21, 2013  
MINUTES**

**Present:** Jared Roudybush; Shirley Hicks; Charles E. Cramer, Jr.; Chip Bromwell, Acting Director, Building & Zoning; Jason L. Allison, Esquire, Attorney

**Absent:** Robert Olewine; Dawn Schwartz

Mr. Roudybush called the meeting to order at 7:00 p.m. Mr. Roudybush informed the applicants there were only three members seated for the meeting. All members must vote unanimously in order for the motion to pass. Mr. Allison added they were welcome to withdraw from the meeting. None of the presenters chose to withdraw.

**ACTION:** Motion was made by Ms. Hicks to approve the minutes from the September 19, 2013 meeting. The motion was seconded by Mr. Cramer and unanimously approved.

**CASE # 1455 – REQUEST OF GARY R. COLLINS, 105 IRWIN AVENUE, ELKTON, MARYLAND FOR A THIRTEEN (13) FOOT SECOND FRONT SETBACK VARIANCE TO CONSTRUCT A VESTIBLE. THIS ACTION CONCERNS PROPERTY LOCATED AT 400 N. BRIDGE STREET, ELKTON, MARYLAND, TAX MAP 310, PARCEL 675, ZONED C-2**

Dr. Gary Collins and Mr. Richard Rinehart were in attendance to address this request. Mr. Rinehart informed the Board they were proposing a design for a dental office at the old Four Corners Tavern location. The property is currently a non-conforming use. The structure will essentially remain the same except for the addition of a vestibule which will serve as an air lock. Mr. Rinehart pointed out that the building is on the property line at Elkton Boulevard. Mr. Rinehart said they will be placing an architectural accent on the Bridge Street side and the building will be improved with stone and columns.

Mr. Roudybush inquired whether parking would be closed off on the Bridge Street side. Mr. Rinehart noted that parking will be confined to the rear of the building with the main ingress and egress off of Elkton Boulevard.

Mr. Roudybush entertained questions from the audience. There were none.

**MOTION:** Motion was made by Mr. Cramer to approve the thirteen foot front setback variance for 400 N. Bridge Street. The motion was seconded by Ms. Hicks and unanimously approved.

**CASE # 1456 – REQUEST OF PAINT’N PLACE SIGNS REPRESENTING RT 40 VENTURE, LLC, 216 EAST PULASKI HIGHWAY, ELKTON, MARYLAND FOR THE FOLLOWING VARIANCES: 1) EXCEED THE ALLOWABLE SQUARE FOOTAGE FOR SIGNAGE BY 86.7 SQUARE FEET AND 2) THIRTY (30) FOOT FRONT SETBACK VARIANCE FOR PLACEMENT OF A SIGN. THIS ACTION CONCERNS PROPERTY LOCATED AT 216 EAST PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 315, PARCEL 2374, ZONED C-2**

Mr. David Mangano was in attendance to address this request. He stated that the project had applied for and received a variance on September 29, 2011. When he came to the office to apply for signage for the business he was informed the variance had expired and that he would need to apply for a new variance. He noted that the footprint of the sign they are requesting has changed but they believe it is a better look though slightly smaller than the original submittal.

Mr. Roudybush asked if the sign proposed is a digital sign. This sign will have a larger digital area than the previous one.

Mr. Roudybush entertained questions from the Board and the audience. There were none.

**MOTION: Motion was made by Ms. Hicks to approve the variance to exceed the allowable square footage by 86.7 square feet. The motion was seconded by Mr. Cramer and unanimously approved.**

**MOTION: Motion was made by Ms. Hicks to approve the thirty foot front setback variance for a sign. The motion was seconded by Mr. Cramer and unanimously approved.**

**CASE # 1457 – REQUEST OF BRANNICK, LLC, 220 EAST PULASKI HIGHWAY, ELKTON, MARYLAND FOR A SPECIAL EXCEPTION FOR THE SALE OF MOTOR VEHICLES. THIS ACTION CONCERNS PROPERTY LOCATED AT 224 EAST PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 315, PARCEL 2376, ZONED C-2**

Mr. Brandon Hollenbaugh and Mr. Larry Hughes were in attendance to address this request. Mr. Hollenbaugh noted he is the owner of Premier Auto on Route 40 in Elkton and also owns a location on Main Street in Elkton. He recently purchased the old Kentucky Fried Chicken property and is requesting a special exception to sell pre-owned vehicles at that location. He noted he would not be changing the footprint of the existing building. He will be contracting Cooper Detailing to handle washing the vehicles prior to purchase and will not be washing any vehicles at this location.

Mr. Hughes continued by stating that there will be 19 parking spaces along Route 40 that will be used for the vehicles being sold. Customer parking will be to the right of the building as you enter the site from Route 40. Employee parking will be at the rear of the building. He pointed

out that Mr. Hollenbaugh removed some dead trees that they intend to replace. There will be a fence placed along the hedgerow at the rear of the property. He stated there would not be access between his adjoining properties.

Mr. Hollenbaugh provided pictures of this and other properties he owns to show the way he maintains them. He mentioned that he will have 25 cars in inventory with 19 on display and the remaining 6 at the adjacent property being prepared for sale.

Mr. Roudybush entertained comment from the Board. There was none. He entertained comment from the audience.

Mr. John Butler stated he lives  $\frac{1}{4}$  of a mile from the business, has known Mr. Hollenbaugh and his family for many years. He stated Mr. Hollenbaugh runs his business with integrity and feels it will be an asset to the Elkton area.

Mr. Roudybush read the recommendation from the Planning Commission concerning this special exception request (see attached).

**MOTION: Motion was made by Mr. Cramer to approve the special exception for Premier Auto at 224 E. Pulaski Highway. The motion was seconded by Ms. Hicks and unanimously approved.**

**OLD BUSINESS:** None

**NEW BUSINESS:** None

There were no submissions for the December meeting.

There being no further items for discussion Mr. Roudybush adjourned the meeting at 7:24 p.m.

Respectfully submitted,

Brenda Humphreys