

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
OCTOBER 21, 2021
MINUTES**

Present: Robert Olewine; Shirley Hicks; Kelly Bedder; Chip Bromwell, Zoning Administrator;
Lisa Blackson, Esq., Legal Counsel

Absent: Heather Mahaffey; Dawn Schwartz

The meeting was called to order by Mr. Olewine. He called for a motion to approve the minutes from the August 19, 2021 meeting.

ACTION: Motion was made by Ms. Hicks to approve the minutes from the August 19, 2021 meeting as written. The motion was seconded by Ms. Bedder with the remaining Board members voting as follows: Mr. Olewine – Aye. The motion passed unanimously.

Mr. Olewine called for all presenters to be sworn in. Ms. Blackson swore in the presenters.

CASE # 1587 – REQUEST OF ERIC OLSON REPRESENTING CECIL COUNTY PUBLIC SCHOOLS FOR THE FOLLOWING VARIANCES: 1) FOR PLACEMENT OF AN ILLUMINATED SIGN; 1) TO EXCEED THE MAXIMUM ALLOWABLE SQUARE FOOTAGE OF TWO (2) SQUARE FEET FOR A SIGN IN THE R-2 ZONE BY SIXTY TWO (62) SQUARE FEET AND 3) A SIX (6) FOOT SECOND FRONT SETBACK VARIANCE. THIS ACTION CONCERNS PROPERTY LOCATED AT 615 NORTH STREET (ELKTON MIDDLE SCHOOL), ELKTON, MARYLAND, TAX MAP 027D, PARCEL 2175 AND ZONED R-2 (SUBURBAN RESIDENTIAL)

Mr. Eric Olson of Cecil County Public Schools was in attendance to address this request. He stated they would like to replace the current sign on North Street with a new sign that they wish to locate at the corner of North Street and Elkton Newark Road. The ideal placement of the sign would be beyond the existing setback line and this is the reason for the variance request. They are only allowed a two foot sign in the R-2 Zone and they wish to place a larger sign. They are requesting a two sided sign that measures 8' x 4' and will be placed on posts. He stated the sign would not obstruct traffic.

Mr. Olewine asked if the sign would be illuminated. Mr. Olson stated the sign is a LED lighted marquee sign with a changeable message panel. The message panel will encompass approximately half of the sign space. Mr. Olewine asked if the current sign would be removed. Mr. Olson stated that the new sign would replace the old one.

Mr. Olewine opened the floor to any Board member questions. There being no questions from the Board, Mr. Olewine opened the floor for public comments or questions. There was no one in the audience to speak for or against the request.

MOTION: Motion was made by Ms. Bedder to approve the placement of an illuminated sign for the Elkton Middle School. The motion was seconded by Ms. Hicks with the remaining Board members voting as follows: Mr. Olewine – Aye. The motion passed unanimously.

CASE # 1588 – REQUEST OF ERIC OLSON REPRESENTING CECIL COUNTY PUBLIC SCHOOLS FOR AN ILLUMINATED SIGN. THIS ACTION CONCERNS PROPERTY LOCATED AT 615 NORTH STREET (SIGN FOR ELKTON HIGH SCHOOL), ELKTON, MARYLAND, TAX MAP 027D, PARCEL 2175 AND ZONED R-2 (SUBURBAN RESIDENTIAL)

Mr. Eric Olson addressed this request as well. Mr. Olewine asked if the sign would be replacing the existing sign along Elkton Newark Road. Mr. Olson stated they will be replacing the old sign with a new marquee sign similar to but slightly larger than the sign they are requesting to place at the Elkton Middle School.

Mr. Bromwell noted that the previous sign was not illuminated but the residential zones typically do not allow for illuminated signs and therefore they are requesting the variance to place the lighted marquee sign.

Mr. Olewine opened the floor for Board members questions or comments. There were no questions.

MOTION: Motion was made by Ms. Hicks to approve the variance for placement of an illuminated sign for Elkton High School. The motion was seconded by Ms. Bedder with the remaining board members voting as follows: Mr. Olewine – Aye. The motion passed unanimously.

CASE # 1589 – REQUEST OF FARES FADEL REPRESENTING SMOKE HUB COMPANY FOR A VARIANCE TO EXCEED THE TOTAL ALLOWABLE SQUARE FOOTAGE FOR SIGNAGE BY 65.33 SQUARE FEET FOR THE SHOPPING CENTER. THIS ACTION CONCERNS PROPERTY LOCATED AT 222 S. BRIDGE STREET, ELKTON, MARYLAND, TAX MAP 033A, PARCEL 2205 AND ZONED C-2 (HIGHWAY COMMERCIAL)

There were no representatives in attendance to address this request and therefore the requested was unable to be heard.

CASE # 1590 – REQUEST OF THERESA TIMS REPRESENTING UNITED COMMUNITY FAMILY MINISTRIES, INC. FOR A VARIANCE TO EXCEED THE ALLOWABLE SQUARE FOOTAGE FOR SIGNAGE BY TWENTY FOUR (24) SQUARE FEET FOR THE SHOPPING CENTER. THIS ACTION CONCERNS PROPERTY LOCATED AT 222 S. BRIDGE STREET, ELKTON, MARYLAND, TAX MAP 033A, PARCEL 2205 AND ZONED C-2 (HIGHWAY COMMERCIAL)

Ms. Theresa Tims representing United Community Family Ministries, Inc. was in attendance to address this request.

Mr. Olewine stated they have a copy of the proposed sign and asked Ms. Tims if the sign would be lighted. Ms. Tims noted that the sign would not be lighted. Mr. Olewine asked if the variance request was for the total sign square footage of twenty four (24) square feet.

Mr. Bromwell interjected and explained that the shopping center had exceeded the allowable square footage for signage as determined by linear footage of the property. He pointed out that any new signage being placed at the shopping center would require a variance.

Mr. Olewine opened the floor to any questions from the Board members. There were no questions from the board members in attendance.

MOTION: Motion was made by Ms. Hicks to approve the variance for United Community Family Ministries, Inc. to exceed the allowable square footage for signage by twenty four (24) square feet. The motion was seconded by Ms. Bedder with the remaining board members voting as follows: Mr. Olewine – Aye. The motion passed unanimously.

CASE # 1591 – REQUEST OF LEE LEWIS REPRESENTING ELK RIVER BREWING COMPANY FOR THE FOLLOWING VARIANCES FOR A SIGN: 1) TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT OF 48 INCHES BY 25 INCHES AND 2) TO EXCEED THE MAXIMUM ALLOWABLE SQUARE FOOTAGE OF 20 SQUARE FEET BY 5.4 SQUARE FEET. THIS ACTION CONCERNS PROPERTY LOCATED AT 112 E. MAIN STREET (SIGN LOCATED AT HOWARD STREET ENTRANCE), ELKTON, MARYLAND, TAX MAP 027G, PARCEL 1166 AND ZONED TC (TOWN CENTER)

Mr. Brad Carrillo of Elk River Brewing Company was in attendance to address this request. Mr. Olewine asked if the sign was illuminated. Mr. Carrillo stated that it is not a lighted sign.

Mr. Olewine asked if the sign looks like the picture provided. Mr. Carrillo stated it is a picture of the sign which is currently located at the entrance to their parking lot off of Howard Street. He noted they were not aware they were over the allowable square footage and therefore are requesting the variance.

Mr. Olewine opened the floor for comments or questions from the Board members. There were no questions. Mr. Olewine opened the floor for comments from the public. There were no comments.

MOTION: Motion was made by Ms. Bedder to approve the variance to exceed the maximum allowable height of 48 inches by 25 inches for the sign at 112 E. Main Street. The motion was seconded by Ms. Hicks with the remaining Board members voting as follows: Mr. Olewine – Aye. The motion passed unanimously.

MOTION: Motion was made by Ms. Bedder to approve the variance to exceed the maximum allowable square footage of 20 square feet by 5.4 square feet for a sign. The motion was seconded by Ms. Hicks with the remaining Board members voting as follows: Mr. Olewine – Aye. The motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS: Mr. Olewine asked if any cases had been submitted for the November meeting. Mr. Bromwell stated there have been a few cases submitted to date.

NEXT MEETING: Mr. Olewine stated the next meeting of the Board of Zoning Appeals will be Thursday, November 18, 2021.

There being no further business to discuss Mr. Olewine adjourned the meeting at 6:30 p.m.

Respectfully submitted,

Brie Humphreys