

**TOWN OF ELKTON  
BOARD OF ZONING APPEALS  
MAY 18, 2023  
MINUTES**

**Present:** Kelly Bedder; Shirley Hicks; Sam Goldwater; Chip Bromwell, Zoning Administrator;  
Lisa Blackson, Esq., Legal Counsel

**Absent:** Dawn Schwartz

Ms. Bedder called the meeting to order. She asked if there were any corrections to the minutes. Ms. Hicks noted she wished to make one change to the minutes. There being no further corrections Ms. Bedder called for a motion to approve the minutes from the April 20, 2023 meeting with the correction.

**ACTION: Motion was made by Mr. Goldwater to approve the minutes from the April 20, 2023 meeting with the correction. The motion was seconded by Ms. Hicks with the remaining Board members voting as follows: Ms. Bedder – Aye. The motion passed unanimously.**

**CASE # 1623 – REQUEST OF DR. NIAZ AND WELCARE PHARMACY FOR A SIXTEEN FOOT SIX INCH (16’6”) FRONT SETBACK VARIANCE FOR PLACEMENT OF A POLE SIGN. THIS ACTION CONCERNS PROPERTY LOCATED AT 218 EAST PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 033B, PARCEL 2375 AND ZONED C-2 (HIGHWAY COMMERCIAL)**

Mr. Kaleem Ahmed was in attendance to represent Dr. Niaz and Welcare Pharmacy and was sworn in by Ms. Blackson. He stated they are requesting this variance, which was reviewed by Mr. Bromwell, in order to provide better vision for patients who are coming to the building. This distance will make it easier for some of the elderly patients to locate the property.

Ms. Bedder asked if the board members had any questions for Mr. Ahmed. Mr. Goldwater stated it stays within the property line by several feet. Mr. Bromwell stated it is still approximately 15 feet within the property line.

**MOTION: Motion was made by Mr. Goldwater to approve the request for a 16’6” front setback variance for placement of a pole sign. The motion was seconded by Ms. Hicks with the remaining board members voting as follows: Ms. Bedder – Aye. The motion passed unanimously.**

**CASE # 1624 – REQUEST OF JENNIFER MILLER REPRESENTING TAKE HEART COUNSELING SERVICE FOR A SPECIAL EXCEPTION TO OPERATE A COUNSELING OFFICE. THIS ACTION CONCERNS PROPERTY LOCATED AT 307 NORTH BRIDGE STREET, ELKTON, MARYLAND, TAX MAP 027G, PARCEL 2021 AND ZONED TC (TOWN CENTER)**

Mr. Jennifer Miller was in attendance to represent Take Heart Counseling Service for the special exception request. She was sworn in by Ms. Blackson.

Ms. Miller stated they are a relatively new counseling agency to Elkton. She has been a counselor for five years with her primary office in Bel Air. The owner of the property at 307 N. Bridge Street, where

their office is located is being renovated with new office space and she was offered a space on a temporary basis. The office has 2 counseling rooms, a waiting room and an office area.

Ms. Miller stated she was unaware of the need for a special exception when they first came into the area and therefore that is the reason they are applying at this time.

She stated she and another counselor will be working from this office with the possibility of adding an additional counselor in the future. Their work consists of counseling for families, adolescents and adults. They are primarily in the area of trauma and crisis. They are mainly Christian based and not all churches are equipped to provide that level of counseling through staff that might be necessary. Their service will be available to provide support to those who have mental health or other issues. She stated they are not a clinical service so would not be providing medications on site. They provide life coaching and pastoral counseling with the possibility of clinical counseling sometime in the future.

Ms. Hicks asked if they are located near the car repair business. Ms. Miller stated there is a car repair service and Puro Clean which are both currently at this location.

Ms. Bedder read the recommendation from the Planning Commission (see copy attached).

There being no further questions Ms. Bedder called for a motion.

**MOTION: Motion was made by Mr. Goldwater to approve the special exception request of Take Heart Counseling Service to operate a counseling office at 307 N. Bridge Street. The motion was seconded by Ms. Hicks with the remaining board members voting as follows: Ms. Bedder – Aye. The motion passed unanimously.**

**OLD BUSINESS:** None

**NEW BUSINESS:** Mr. Bromwell stated a new member had been voted in for the Board of Zoning Appeals. Mr. Derek Chastain was approved by the Mayor & Commissioners at their meeting on Wednesday, May 17, 2023.

He stated there have been no cases submitted for the June meeting to date.

**NEXT MEETING:** Ms. Bedder stated the next meeting of the Board of Zoning Appeals will be Thursday, June 22, 2023.

There being no further business to discuss Ms. Bedder called for a motion to adjourn the meeting.

**MOTION: Motion was made by Mr. Goldwater to adjourn the meeting. The motion was seconded by Ms. Hicks with the remaining board members voting as follows: Ms. Bedder – Aye. The motion passed unanimously and the meeting was adjourned at 6:08 p.m.**

Respectfully submitted,

Brie Humphreys