

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
JANUARY 21, 2010
MINUTES**

Present: Sharon Foster, Chair; Ronald Rae; Robert Olewine; Jared Roudybush; Mark Clark; J. Craig Trostle, Jr. Director, Building & Zoning; Brenda Sexton-Wilson, Esquire, Attorney; Brenda Humphreys, Building & Zoning Department

Absent: None

Steno: Carol Beresh

Ms. Foster called the meeting to order at 7:00 p.m.

ACTION: Motion was made by Mr. Rae to approve the minutes of the October 22, 2009 meeting. Motion was seconded by Mr. Roudybush and unanimously approved.

CASE # 1389 – REQUEST OF AMERICAN SIGN & GRAPHICS, LLC, VARIANCE TO EXCEED THE ALLOWABLE SQUARE FOOTAGE FOR A WALL SIGN BY 9.44 SQUARE FEET, 137 W. HIGH STREET, TAX MAP 310, PARCELS 862, 863, 864, 904, 905, 928, 929, 930 & 1371, ZONED C-1

Mr. Mike Hewitt of American Sign & Graphics, LLC was sworn in and introduced to the Board. He stated that the Zoning Ordinance allows a 40 sf wall sign per business. Their graphic artist laid out the sign to the dimension they felt would be large enough to be seen from the street. They are therefore requesting a 9.44 square foot variance to accommodate that sign. Mr. Hewitt pointed out that this request represents less than 1% of the coverage of the building.

Ms. Foster inquired whether the sign would be lighted. Mr. Hewitt responded that it would be lighted by LED.

Ms. Foster inquired whether there were any additional signs on Singerly Avenue. Mr. Hewitt stated that the only other sign on the building would be the address. Mr. Hewitt pointed out that all other signage would be directional in nature.

There was discussion regarding the location of the building and upon which streets it is located. It was determined that it fronts on both High Street and Singerly Avenue.

There was some question about the location of the sign on the building. Mr. Hewitt stated that it would be centered on the building although the plan may appear differently.

Ms. Foster confirmed that there would be no other signs on the building. Mr. Hewitt stated that she was correct.

Mr. Clark stated that his office is directly across from this building and that he has no issues with the sign.

Mr. Hewitt confirmed that the sign will be white in color.

Ms. Foster entertained questions from the audience. There were none.

MOTION: Motion was made by Mr. Rae to approve the 9.44 square foot variance for American Sign & Graphics, LLC. The motion was seconded by Mr. Roudybush and unanimously approved.

Ms. Foster called for any old business items.

NEW BUSINESS

Mr. Trostle stated that recommendations for Chair and Vice Chair for the 2010 Board of Zoning Appeals need to be determined.

MOTION: Motion was made by Mr. Rae to elect Ms. Foster as Chair of the Board of Zoning Appeals for 2010. The motion was seconded by Mr. Roudybush and unanimously approved.

MOTION: Motion was made by Mr. Olewine to elect Mr. Rae as Vice Chair of the Board of Zoning Appeals for 2010. The motion was seconded by Mr. Roudybush and unanimously approved.

OLD BUSINESS

Mr. Trostle informed the Board that the case regarding Meeting Ground had been settled.

Ms. Foster inquired whether there were any cases submitted for the February meeting. Mr. Trostle stated that no cases were submitted.

There being no further business to discuss Ms. Foster adjourned the meeting at 7:18 p.m.

Respectfully submitted,

Brenda Humphreys