

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
JANUARY 22, 2009
MINUTES**

Present: Sharon Foster, Chair; Ronald Rae; Robert Olewine; Patrick Tuer; Jared Roudybush; J. Craig Trostle, Jr., Director, Building & Zoning; H. Norman Wilson, Jr., 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 November 20, 2008 meeting. Motion was seconded by Mr. Tuer and unanimously approved.

ACTION: Motion was made by Mr. Rae to elect Ms. Foster as Chair of the Board of Zoning Appeals for the 2009 Calendar Year. Motion was seconded by Mr. Olewine and unanimously approved by remaining members of the Board.

ACTION: Motion was made by Mr. Tuer to elect Mr. Rae as Vice Chair of the Board of Zoning Appeals for the 2009 Calendar Year. Motion was seconded by Mr. Roudybush and unanimously approved by the remaining members of the Board.

CASE # 1364 – REQUEST OF RJ ENGINEERING, 900 EAST PULASKI HIGHWAY, ELKTON, MARYLAND FOR A HEIGHT VARIANCE TO EXCEED THE PERMITTED SIGN HEIGHT BY 60 FEET. THIS ACTION CONCERNS PROPERTY LOCATED ON THE WEST SIDE OF WARNER ROAD, ELKTON, MARYLAND, TAX MAP 303, PARCEL 2464, LOT 7, ZONED C-2

Mr. Bob Blomquist of RJ Engineering appeared before the Board to discuss the variance request. He stated that the owner of the property would like to place a pole sign that exceeds the allowed height of 40' in the C-2 zone by 60'. He stated that the owner is concerned that potential customers will not be able to see the sign from the I-95 corridor. He noted that the proposed sign will be 9' long by 1.5' wide and would be positioned 35 feet from the north property line and 30 feet from the west property line. He provided the Board with copies of the proposed location of the sign.

Ms. Foster asked if the size of the sign was a standard size for the Fairfield Inn. Mr. Blomquist responded that it was their standard size sign. He added that the owner would like to get an easement from the owners of the property next to the KFC/Taco Bell on Belle Hill Road in order

to place a directional sign. They would also be placing signage in front of the hotel on Warner Road but the only sign they are discussing this evening is the pole sign.

Ms. Foster asked if all the approvals for placement of the hotel have been given. Mr. Blomquist stated that they need to obtain clearance for water usage from the Town before they can begin construction. He stated that they are hoping to have that approval by May or June. He added that there is a good bit of clay in the soil at the location and compaction is a problem in winter. He said that if any of the Board Members were aware of any change in the status of the water allocation he would be interested in finding out.

Mr. Rae addressed the pole sign's location and blocking the view from the windows in the hotel. Mr. Blomquist stated that the sign would be much higher than the height of the hotel so it should not be an issue. He stated that they felt this would be the best location for the pole sign.

Mr. Olewine asked how high the proposed sign was when compared to the sign at the McDonald's Restaurant across Rt. 279. Mr. Blomquist stated that he had attempted to estimate the height of the McDonald's sign and believed it to be approximately 100 feet as well.

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

MOTION: Motion was made by Mr. Tuer to approve the 60' height variance for the sign for the Fairfield Inn. The motion was seconded by Mr. Olewine and unanimously approved.

OLD BUSINESS: None.

NEW BUSINESS: None.

There being no further business to discuss, Ms. Foster adjourned the meeting at 7:10 p.m.

Respectfully Submitted,

Brenda Humphreys