

**TOWN OF ELKTON
BOARD OF ZONING APPEALS MEETING
JULY 17, 2008**

AGENDA

1. Approval of Minutes – June 19, 2008
2. Case # 1352 – Request of Tupp Signs, Inc.
801 E. Pulaski Highway
Variance to install two (2) additional wall signs
Tax Map 316, Parcel 2327, Zoned C-2
3. Case # 1353 – Request of Carla Derosier
222 S. Bridge Street
Special exception to permit placement of one (1) storage trailer to the rear of the premises
Tax Map 314, Parcels 2205, Zoned C-2
4. Case # 1354 – Request of James Mark
408 Augustine Herman Highway
 - 1) A two (2) year extension for the special exception to place mini-warehouses in the C-2 Zone (Opinion # 1221).
 - 2) A two (2) year extension to the following variance requests:
 - a) Article XII, Section 32.2 to permit the sale of moving and storage boxes associated with items to be stored in the mini storage units; (Opinion # 1221)
 - b) Article XII, Section 32.4 to permit an aisle width of 30'-1" for one-way routes with access on two sides (45' required); (Opinion # 1221)
 - c) Article XII, Section 32.4 to permit an aisle width of 40' for two-way routes (45' required); (Opinion # 1221)
 - d) Article XII, Section 32.5.a. to permit the use of a forest retention buffer for screening for the adjacent residential-zoned property to the east (6' high opaque fence required); (Opinion # 1221)
 - e) Article XII, Section 32.5.b. to permit a portion of the storm water management pond to be constructed within the 50' natural undisturbed buffer; (Opinion # 1221)
 - f) Article XII, Section 32.5.b to permit the use of a building façade and ornamental aluminum/steel fencing along the south property line due to a residential use in a commercial zone (6' high opaque fence required); (Opinion # 1221)
 - g) Article XII, Section 32.5.b. to permit the use of building façade and ornamental aluminum/steel fencing along the west property line due to residential zoned property on the west side of Route 213, opposite the subject site (6' high opaque fence required); (Opinion # 1221)
 - h) Article XII, Section 32.6.a to permit the use of a building façade and ornamental aluminum/steel fencing along the south property line, interior to a 10' landscape strip due to adjacent property being zoned for other than residential/dwelling purpose (6' high opaque fence required); (Opinion # 1221)
 - i) Article XII, Section 32.1 to permit stall heights greater than 10' due to the pitch of the roofs over the buildings. Interior stall heights to range from 10' in front to 16'± in rear. Stall doors to be 9' high (max. 10' allowed); (Opinion # 1228)
 - j) Article XII, Section 32.1 to permit less than 75% of the total on site storage space to be contained in individual enclosed stalls no greater than 10 feet high. Proposed "Building A"

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to be a full two story building to encompass a 10,800 s.f. footprint leaving 69% of the total on site storage contained in single story buildings. (Opinion # 1278)
Tax Map 314, Parcels 2396, Zoned C-2

5. Case # 1355 – Request of Paul A. Granger, Sr.
1183 E. Pulaski Highway
Special exception to permit auto sales within the C-2 Zone
Tax Map 316, Parcel 2333, Zoned C-2
6. **Old Business.**
7. **New Business.**
8. **Next Meeting – August 21, 2008**