

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
DECEMBER 21, 2023
MINUTES**

Present: Kelly Bedder; Shirley Hicks; Sam Goldwater; Derek Chastain; Chip Bromwell, Zoning Administrator; Ms. Minner, Director of Planning; Lisa Blackson, Esq., Legal Counsel

Absent: Dawn Schwartz

Ms. Bedder called the meeting to order. She asked if there were any corrections or additions to the minutes from the November 16, 2023 meeting. There being no corrections or additions, she called for a motion to approve the minutes.

ACTION: Motion was made by Mr. Goldwater to approve the minutes from of the November 16, 2023 meeting as written. The motion was seconded by Ms. Hicks with the remaining Board members voting as follows: Mr. Chastain – Aye; Ms. Bedder – Aye. The motion passed unanimously.

CASE # 1634 – REQUEST OF HEATHER BIBEY FOR A SIX (6) FOOT REAR SETBACK VARIANCE FOR PLACEMENT OF A GARAGE OVER TWELVE FEET IN HEIGHT. THIS ACTION CONCERNS PROPERTY LOCATED AT 113 MILESTONE ROAD, ELKTON, MARYLAND, TAX MAP 033B, PARCEL 2255 AND ZONED R-2 (SUBURBAN RESIDENTIAL)

Mr. Matthew Hiland was in attendance to address this request for a variance. He was sworn in by Ms. Blackson. He stated they wish to place a garage and due to the size of the garage it would have to be close to the house with the current Town requirements. He stated they would like to put the garage as far back in the yard as possible. He stated he believes they are allowed five feet on the sides of the property but because of the height he is supposed to be eleven feet away from the rear property line and therefore they are requesting to place it six feet from the rear property line.

Ms. Bedder asked if there were any questions from the Board members. The Board members had no questions.

Ms. Bedder asked if anyone in the audience had any questions regarding this variance request. There was no one in the audience who wished to speak for or against this request.

MOTION: Motion was made by Mr. Chastain to approve the six (6) foot rear setback variance for placement of a garage over twelve feet in height. The motion was seconded by Mr. Goldwater with the remaining Board members voting as follows: Ms. Hicks – Aye; Ms. Bedder – Aye. The motion passed unanimously.

CASE # 1635 – REQUEST OF HABITAT FOR HUMANITY SUSQUEHANNA, INC. FOR A VARIANCE FOR ONE (1) OFF-STREET PARKING SPACE. THIS ACTION CONCERNS PROPERTY LOCATED AT 109 BOOTH STREET, ELKTON, MARYLAND, TAX MAP 027H, PARCEL 1282 AND ZONED R-3 (URBAN RESIDENTIAL)

Mr. David Burja was in attendance to address this request for one additional off street parking space. Mr. Burja stated he is representing Habitat for Humanity and they are requesting a variance for one parking space instead of two because one of the residents is a single mom and she doesn't drive and there are no other residences with driveways in this area.

Mr. Burja stated they are planning to begin construction on the parking space sometime in March when Cecil Tech school begins.

Mr. Goldwater asked if there is street parking in this area. Mr. Bromwell stated there is parking but some of the units south of this property have no parking and therefore they park on the street.

Ms. Bedder asked if any other Board members had any questions. There were no additional questions.

MOTION: Motion was made by Mr. Chastain to approve the request for a variance for one (1) off-street parking space for Habitat for Humanity. The motion was seconded by Ms. Hicks with the remaining Board members voting as follows: Mr. Goldwater – Aye; Ms. Bedder – Aye. The motion passed unanimously.

OLD BUSINESS: There were no items of Old Business to discuss.

NEW BUSINESS: Mr. Bromwell said there may be one case for the January meeting.

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: Mr. Chastain – Aye; Ms. Bedder – Aye. The motion passed unanimously and the meeting was adjourned at 6: 05 p.m.

Respectfully submitted,

Brie Humphreys