

**TOWN OF ELKTON  
BOARD OF ZONING APPEALS  
JUNE 21, 2012  
MINUTES**

**Present:** Robert Olewine; Jared Roudybush; Dawn Schwartz; Charles E. Cramer, Jr.,  
J. Craig Trostle, Jr., Director, Building & Zoning; Jason L. Allison, Esquire, Attorney

**Absent:** Shirley Hicks

Mr. Olewine called the meeting to order at 7:00 p.m.

**ACTION:** Motion was made by Mr. Roudybush to approve the minutes of the April 19, 2012 meeting. Motion was seconded by Ms. Schwartz and unanimously approved.

**CASE # 1432 – REQUEST OF TODD COHN, 214 SUBURBAN DRIVE, ELKTON, MARYLAND FOR A TEN (10) FOOT REAR SETBACK VARIANCE TO CONSTRUCT A DECK. THIS ACTION CONCERNS PROPERTY LOCATED AT 214 SUBURBAN DRIVE, ELKTON, MARYLAND, TAX MAP 312, PARCEL 2431, ZONED R-3**

Mr. Todd Cohn was in attendance to address this submission. Mr. Cohn stated that they are requesting to build an elevated deck off the rear of their home. They are requesting a 10 foot variance to be sure they have enough room.

Mr. Olewine asked if the steps would be the closest to the rear property line. Mr. Cohn confirmed that they would be approximately 18 feet from the house. He added that the existing landing would be removed to place the proposed deck.

Mr. Olewine opened the floor for question or comment from the Board and the audience. There were no questions.

**MOTION:** Motion was made by Mr. Roudybush to approve the 10 (ten) foot rear setback variance to construct a deck at 214 Suburban Drive. The motion was seconded by Ms. Schwartz and unanimously approved.

**CASE # 1433 – REQUEST OF TYRESE JOHNSON, 58 JESSE BOYD CIRCLE, ELKTON, MARYLAND FOR AN ELEVEN (11) FOOT REAR SETBACK VARIANCE TO CONSTRUCT A DECK. THIS ACTION CONCERNS PROPERTY LOCATED AT 58 JESSE BOYD CIRCLE, ELKTON, MARYLAND, TAX MAP 306, PARCEL 2435, ZONED R-3**

Ms. Tyrese Johnson was in attendance to address this submittal. She stated that she is also requesting a variance for an elevated deck for her home. They are proposing a 12' x 14' deck with stairs. There is an existing landing which will be removed.

Mr. Trostle asked if there are any neighbors behind her home. She stated that there are only woods behind her home.

Board of Zoning Appeals

6.21.12

Page 2 of 2

Mr. Olewine entertained question or comment from the Board or the audience. There were no questions.

**MOTION: Motion was made by Mr. Roudybush to approve the 11 foot rear setback to construct a deck at 58 Jesse Boyd Circle. The motion was seconded by Ms. Schwartz and unanimously approved.**

**OLD BUSINESS:** None

**NEW BUSINESS:** Mr. Trostle informed the Board that of an appeal case to be heard at the July Board of Zoning Appeals meeting.

There being no further items for discussion Mr. Olewine adjourned the meeting.

The next scheduled meeting of the Board of Zoning Appeals will be July 16, 2012.

Respectfully submitted,

Brenda Humphreys