

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
OCTOBER 18, 2012
MINUTES**

Present: Robert Olewine; Jared Roudybush; Shirley Hicks; Dawn Schwartz; Charles E. Cramer, Jr., J. Craig Trostle, Jr., Director, Building & Zoning; Jason L. Allison, Esquire, Attorney, Brenda Humphreys, Building Department Secretary

Absent: None

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

ACTION: Motion was made by Ms. Hicks to approve the minutes of the September 20, 2012 meeting. Motion was seconded by Mr. Roudybush and unanimously approved.

CASE # 1440 – REQUEST OF WILLIAM MEYER, 610 GRAYMOUNT CIRCLE, ELKTON, MARYLAND FOR A FIFTEEN (15) FOOT REAR SETBACK VARIANCE. OWNER PROPOSES TO CONSTRUCT A DINING ROOM AND A DECK. THIS ACTION CONCERNS PROPERTY LOCATED AT 610 GRAYMOUNT CIRCLE, ELKTON, MARYLAND, TAX MAP 312, PARCEL 2241, ZONED R-2

Mr. William Meyer, homeowner and Ms. Mary Sue Slagle, representative for the contractor were in attendance to address this request. They were sworn in and addressed the Board. Mr. Meyer stated that he would like to build a dining room, powder room and deck on the back of their home. He mentioned that he had received letters from his neighbors in favor of the addition.

Mr. Olewine asked if they are proposing any steps into the yard from the deck. Mr. Meyer stated that he would like to have steps off both sides of the deck in order to make use of an existing sidewalk. Mr. Olewine noted that the steps would have no impact on the size of the setback variance they are requesting.

Mr. Olewine entertained questions from the Board. Mr. Cramer asked what was located behind their home. Mr. Meyer stated that there are woods behind his home. Mr. Cramer inquired whether the forested area was 'green' space. Mr. Meyer stated that he believed it was dedicated 'green' space. He also provided letters from his neighbors on each side who would be impacted by the proposed changes to his home voicing their approval.

Ms. Slagle added that the reasoning for requesting the fifteen foot variance was due to the way the setbacks were determined. They were advised to request a few additional feet in order to be sure they were within the required setback.

Mr. Olewine entertained question or comment from the audience. There were none.

MOTION: Motion was made by Ms. Schwartz to approve the fifteen foot rear setback variance for 610 Graymount Circle. The motion was seconded by Ms. Hicks and unanimously approved.

OLD BUSINESS: Ms. Schwartz inquired whether the Town had received any additional phone calls or complaints regarding the property at 320 W. Main Street which was the focus of an appeal at the September 20th meeting. Mr. Trostle stated that to his knowledge there had been no additional issues

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arising with regard to that address. Ms. Schwartz stated that she had driven past the property a few times and had noticed nothing that gave her any concern. Mr. Trostle stated that he had not noticed any car parts or problems at that location either.

NEW BUSINESS: None

There being no further items for discussion Mr. Olewine adjourned the meeting at 7:07 p.m.

Respectfully submitted,

Brenda Humphreys