

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
MAY 22, 2014
MINUTES**

Present: Dawn Schwartz; Shirley Hicks; Charles E. Cramer, Jr.; Charles A. Bromwell, Director, Building & Zoning; Jason L. Allison, Esquire, Attorney

Absent: Robert Olewine; Jared Roudybush;

Mr. Allison informed the Board members that they needed to elect a Chair for the meeting due to the fact that both the Chair and Vice Chair were not in attendance.

MOTION: Mr. Cramer nominated Ms. Schwartz as Chair for the meeting. Ms. Hicks seconded the motion. Motion carried.

Ms. Schwartz called the meeting to order at 7:00 p.m.

ACTION: Motion was made by Ms. Hicks to approve the minutes from the April 17, 2014 meeting. The motion was seconded by Mr. Cramer and unanimously approved.

CASE # 1461 – REQUEST OF TODD STEWART, 621 E. PULASKI HIGHWAY, ELKTON, MARYLAND FOR A TWENTY-FIVE (25) FOOT FRONT SETBACK VARIANCE FOR PLACEMENT OF A SIGN. THIS ACTION CONCERNS PROPERTY LOCATED AT 621 E. PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 316, PARCEL 2247, ZONED C-2

Mr. Todd Stewart was in attendance to address this request. He was sworn in and informed the Board that he had submitted a request for a yard sign and was informed he needed an additional variance of five (5) feet as the previous variance was approved for a twenty (20) foot variance and he would like to place the sign in the flower box which exists at the property. The flower box is approximately five (5) feet from the property line. He mentioned that State Farm is pretty specific about the type of signs they prefer.

Mr. Cramer inquired whether the sign was lighted. Mr. Stewart confirmed that it was lighted. He asked if he would be running electric to the box. Mr. Stewart confirmed that he would be running electric.

Ms. Schwartz entertained additional questions from the Board. There were none. She entertained questions or comment from the audience. There were none.

MOTION: Motion was made by Ms. Hicks to approve the 25 foot front setback variance to place a sign at 621 E. Pulaski Highway. The motion was seconded by Mr. Cramer and unanimously approved.

CASE # 1462 – REQUEST OF WILLIAM MEYER, 610 GRAYMOUNT CIRCLE, ELKTON, MARYLAND FOR THE FOLLOWING VARIANCES: 1) FIFTEEN (15) FOOT REAR SETBACK VARIANCE AND 2) THREE (3) FOOT SIDE SETBACK VARIANCE. OWNER PROPOSES TO CONSTRUCT A GARAGE 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, the owner of 610 Graymount Circle, and Ms. Mary Sue Slagle of Cecil County New Homes and Remodeling were in attendance to represent this request. They were sworn in and introduced to the Board. Ms. Slagle stated they are requesting a variance in order to build a one-car garage on the existing home. Previously Mr. Meyer was granted a variance for an addition and a deck at the rear of the home.

Ms. Slagle stated there is a landing coming off the existing home and the garage will encompass that landing and will be placed at the same location as the existing driveway. They will not be disturbing any additional part of the property. The garage will be placed over the existing driveway. They will also be adding to the existing deck and it will not go out further than the existing deck and will extend over to the garage door.

Ms. Slagle mentioned they drove through the development and counted 12 garages on Graymount Circle. She stated they believe their proposal will fit in with the existing contour of the neighborhood and will add to the aesthetics of their property. Mr. Meyer presented notes of support for his proposal from the property owners on each side of his home.

Ms. Hicks inquired whether the existing steps would remain. Ms. Slagle noted that the steps would remain and be incorporated into the garage so that the owners can stay out of the rain going from the garage into their home. Mr. Meyer added that his wife is disabled and this would allow her to get in and out of her car without having to go outside.

Mr. Cramer questioned the distance from the property line on the north and south sides of his home. The drawing submitted shows only 26 inches between the proposed garage and the property line. He inquired the distance on the opposite side of the home. Mr. Bromwell interjected that it would be at least five feet. Mr. Cramer's main concern was access to the rear of the property if any work would need to be done. Mr. Meyer stated that when his pool was installed the contractor used that side of the house to access the rear yard and did not have to go on the neighbor's property.

Ms. Schwartz entertained any additional questions or comment from the Board. There were none. Ms. Schwartz entertained questions or comment from the audience. There were none.

MOTION: Motion was made by Ms. Hicks to approve the fifteen foot rear setback variance and the three foot side setback variance for placement of the garage and deck for 610 Graymount Circle. The motion was seconded by Mr. Cramer and unanimously approved.

OLD BUSINESS: None

NEW BUSINESS: Two (2) cases were submitted for the June 19, 2014 meeting.

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

Respectfully submitted,

Brenda Humphreys