

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
JULY 21, 2016
MINUTES**

Present: Robert Olewine; Dawn Schwartz; Shirley Hicks; Dave Mehelas; Heather Mahaffey; Lisa M. Blackson, Esq., Legal Counsel; Charles A. Bromwell, Director, Building & Zoning

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 from the April 21, 2016 meeting. The motion was seconded by Ms. Schwartz and unanimously approved.

CASE # 1491 – REQUEST OF SIGN PROS REPRESENTING 120 E. PULASKI HIGHWAY, LLC, 1215 BLACK HORSE PIKE, GLENDORA, NEW JERSEY, FOR A THIRTEEN (13) FOOT FRONT SETBACK VARIANCE TO REFACE AN EXISTING SIGN. THIS ACTION CONCERNS PROPERTY LOCATED AT 120 E. PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 315, PARCEL 2403, ZONED C-2

Nick Zeppata of Sign Pros and Stathis Kotanidis were sworn in and addressed this variance request. Mr. Zeppata stated the reason for the replacement of the sign was in order to upgrade the existing sign in the same style as the upgrade to the shopping center façade. He noted that the new sign will be slightly smaller than the existing sign by approximately four (4) square feet.

Mr. Bromwell interjected that there was no variance on file prior to these upgrades. The purpose for the variance is to bring the sign location up to date with where it is currently placed.

Mr. Olewine referred to a letter addressed to Mr. Bromwell from Bay Area Inspection Agency regarding the current wiring for the pole mounted sign (attached). Mr. Zeppata stated that electrical permits will be pulled and electric for the sign will be upgraded per the current code.

Discussion ensued regarding the Ordinance requirements for the setback for the sign. Mr. Bromwell clarified that the sign at its current location is considered nonconforming. The variance being requested will bring it into conformity with the Ordinance.

Members of the Board complimented Mr. Kotanidis on the upgrades recently made to the shopping center. It was noted that the columns on the pole would be done in the same stone as that on the shopping center.

Mr. Olewine entertained additional questions from the Board. There were no questions. Mr. Olewine entertained questions from the audience. There were no questions from the audience.

Mr. Olewine called for a motion for or against the variance request.

MOTION: Motion was made by Ms. Schwartz to approve the thirteen (13) foot front setback variance to reface an existing sign contingent upon upgrading the electric per the current electrical code. The motion was seconded by Ms. Hicks and unanimously approved.

CASE # 1494 – REQUEST OF TYLER ALLABAND, 522 ST. CHARLES STREET, FOR A 14' REAR SETBACK VARIANCE TO CONSTRUCT A DECK. THIS ACTION CONCERNS PROPERTY LOCATED AT 522 ST. CHARLES STREET, ELKTON, MARYLAND, TAX MAP 312, PARCEL 2241, ZONED R-2

Mr. Tyler Allaband was sworn in to address the variance request for 522 St. Charles Street. Mr. Allaband stated when he purchased his home a 6 x 6 deck was existing. The deck was in bad condition and he determined it needed to be removed for safety reasons. He decided to replace the deck with a new 12 x 30 rectangular shaped deck with a four (4) foot landing and stairs. Mr. Olewine inquired the distance from the stairs to the rear property line. Mr. Allaband stated that from his deck to the rear property line is fifty three (53) feet. Discussion ensued regarding the required setback for the subdivision and the distance the proposed deck will be to the rear property line. Mr. Bromwell stated the deck will be thirty six (36) feet from the rear property line.

Mr. Olewine entertained additional questions from the Board. Ms. Hicks inquired about a note on the plan which stated it was not the final design. Mr. Allaband stated he was not aware of that note but confirmed that the plan was how he would be constructing the deck. Ms. Hicks asked when he would begin work. He stated he had already begun when he realized he needed a variance and so the work has been put on hold.

Mr. Olewine entertained questions from the audience. There were none. He called for a motion for or against the rear setback variance for this property.

MOTION: Motion was made by Ms. Schwartz to approve the fourteen (14) foot rear setback variance for 522 St. Charles Street. The motion was seconded by Ms. Hicks and unanimously approved.

OLD BUSINESS: None

NEW BUSINESS: Mr. Bromwell informed the board that there were three cases submitted for the August meeting. Discussion ensued.

There being no further business to address Mr. Olewine called for a motion to adjourn the meeting.

MOTION: Motion was made by Ms. Schwartz to adjourn the meeting. The motion was seconded by Ms. Mahaffey and the meeting was adjourned.

Respectfully submitted,

Brenda Humphreys