

**TOWN OF ELKTON  
BOARD OF ZONING APPEALS  
DECEMBER 17, 2020  
MINUTES**

**Present:** Robert Olewine; Heather Mahaffey; Shirley Hicks; Kelly Bedder; Chip Bromwell, Zoning Administrator; Lisa Blackson, Esq., Legal Counsel

**Absent:** Dawn Schwartz; Sam Goldwater

The meeting was called to order by Mr. Olewine. He called for a motion to approve the minutes as written from the November 19, 2020 meeting.

**ACTION:** Motion was made by Ms. Mahaffey to approve the minutes from the November 19, 2020 meeting. The motion was seconded by Ms. Bedder and unanimously approved by the remaining Board members.

**CASE # 1572 – REQUEST OF MCCRONE REPRESENTING JLP HOLDINGS, LLC FOR A THIRTEEN (13) FOOT FRONT (ELKTON BOULEVARD) SETBACK VARIANCE TO CONSTRUCT A BUILDING. THIS ACTION CONCERNS PROPERTY LOCATED AT THE CORNER OF ELKTON BOULEVARD AND BRIDGE STREET, ELKTON, MARYLAND, TAX MAP 027G (310), PARCEL 450 AND ZONED C-2 (HIGHWAY COMMERCIAL)**

Mr. David Strouss of McCrone was in attendance to represent Jeff Peters of JLP Holdings, LLC. The property in question is a half-acre, panhandle lot at the north east corner of Elkton Boulevard and Bridge Street. It is unique in that it may be the only panhandle lot with two frontages. He noted that zoning determines the lot to have two fronts, the first front being off of Elkton Boulevard and the second front being off of Bridge Street. Due to the panhandle lot the portion of the setback falls at the front of the panhandle.

Mr. Strouss stated they are requesting a variance to reduce the setback from 30' to 17' off of Elkton Boulevard. This will center the building on the lot and allow it to be used more efficiently. This will also allow better grading and drainage. He stated that they could maintain the required setback but it wouldn't be efficient use of the space.

Mr. Strouss stated they are complying with and exceeding the front setback off of Bridge Street. He stated they will be removing the existing driveway to access the property from Elkton Boulevard. The owner has obtained an easement to allow access through the CDDA, LLC property for a safe ingress and egress to their lot from Williams Street.

Mr. Strouss mentioned at back in the 80's there was a building on this lot and the concrete slab still exists. He stated that the building at that time was within the setback as well. He said they believe the requested setback variance will allow for better site design if they receive approval from the Board. He noted that the surrounding properties are industrial/commercial type uses

and therefore it will fit in with the neighborhood. Mr. Strouss stated the owner will use the property for storage of equipment for his business.

Mr. Olewine inquired about the driveway location. Mr. Strouss stated it will be located to the right side of the building by way of the access easement.

Mr. Olewine asked if any Board members had any questions. There were no questions. Mr. Strouss informed the Board that this project had been before the Planning Commission at their November 7<sup>th</sup> meeting and they received approval at that time for their Concept plan with this layout.

**MOTION: Motion was made by Ms. Bedder to approve the thirteen (13) foot front setback variance off of Elkton Boulevard for JLP Holdings, LLC. The motion was seconded by Ms. Hicks and unanimously approved by the remaining Board members.**

**OLD BUSINESS:** None

**NEW BUSINESS:** None

Mr. Bromwell stated there were no cases submitted for the January meeting.

There being no further business to discuss Mr. Olewine wished everyone a Merry Christmas and happy holiday season and adjourned the meeting at 6:14 p.m.

Respectfully submitted,

Brie Humphreys