

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
NOVEMBER 17, 2022
MINUTES**

Present: Dawn Schwartz; Shirley Hicks; Kelly Bedder; Chip Bromwell, Zoning Administrator;
Lisa Blackson, Esq., Legal Counsel

Absent: None

The meeting was called to order by Ms. Schwartz. She stated the first item on the agenda was approval of the minutes of the July 21st meeting.

ACTION: Motion was made by Ms. Hicks to approve the minutes from the July 21, 2022 meeting as written. The motion was seconded by Ms. Schwartz. The motion passed unanimously. The minutes were approved prior to Ms. Bedder joining the meeting by Zoom.

CASE # 1615 – REQUEST OF MCCRONE, INC. REPRESENTING WILLIAM H. BRADY, INC. FOR THE FOLLOWING: 1) SPECIAL EXCEPTION FOR OUTDOOR STORAGE OF AUTOMOBILES INCLUDING RV’S AND BOATS; 2) A VARAINCE TO ALLOW A STONE SURFACE FOR THE VEHICLE ACCOMMODATION AREA INSTEAD OF PAVEMENT; AND 3) A VARIANCE TO NOT REQUIRE CURBING OF VEHICLE ACCOMMODATION AREA. THIS ACTION CONCERNS PROPERTY LOCATED AT 399 BLUE BALL ROAD AND TECHNOLOGY DRIVE IN TRIUMPH INDUSTRIAL PARK, ELKTON, MARYLAND, TAX MAP 026I, PARCEL 419, LOT 2, ZONED BI (BUSINESS AND INDUSTRIAL)

Mr. David Strouss of McCrone, Inc. was in attendance to address this request. He stated he is representing the owner of the property, William H. Brady, Inc. He stated the owner would like to construct a site for outdoor storage of automobiles and RV’s which requires a special exception in Town Zoning in the BI (Business and Industrial) zone.

Mr. Strouss said the subject property is Lot 2 and sits behind the Metal Fabricating business on Blue Ball Road. The property can be accessed off of Technology Drive in the Triumph Industrial Park. The reasons for the special exception is that this use fits in the neighborhood where other industrial uses surround it.

Mr. Strouss stated they came before the Town Planning Commission with their concept plan and the Commission was supportive of the project. They thought it was a good location. The property is 5 acres in size and will be fenced with an opaque fence which is required by Town code. The entrance to the facility will be through a gate with card access. He stated it will be managed by an employee of the Metal Fabricating business.

Mr. Strouss noted they are also requesting two variances: 1) a variance to allow a stone surface for the vehicle accommodation area instead of pavement and 2) a variance to not require curbing of the vehicle accommodation area. He stated for the type of storage they are requesting for boats, RV’s and automobiles a stone surface is much less expensive and it would be adequate for the proposed use. He noted that this use fits in with other uses in the area since Cecil County allows a stone surface for vehicle accommodation areas.

Mr. Strauss stated the second variance they are requesting is not to require curbing of the vehicle accommodation area. He pointed out that curbing is to delineate parking areas and to keep people from driving onto landscaped areas. In this situation vehicles will be placed and stored and there are no differentiated parking areas. There may be different sized boats and RV's and any number of different vehicles so it would be difficult to determine the size and number of vehicles at any given time.

Ms. Schwartz asked what the height of the fence they are proposing might be. Mr. Strauss stated they are proposing to place a six (6) foot fence. She asked if the facility will be manned 24 hours or just during business hours. Mr. Strauss stated it would be manned only during business hours but with the carded access customers would be able to access the property any time. Mr. Strauss stated the fence is for security as well in order to keep people out of the property who don't belong there.

Ms. Schwartz asked if the property is visible from Blue Ball Road. Mr. Bromwell said it is doubtful it could be seen from Blue Ball Road due to the grade of the property. Mr. Strauss said the southern edge of the property might be visible but mostly it will be screened by distance and grade.

Ms. Schwartz said they probably don't know the number of vehicles which might be on site at any given time. Mr. Strauss stated it would hard to determine that and they don't have a maximum number of vehicles they are proposing to accommodate. Mr. Bromwell said it will be determined by the size and shape of the vehicles leasing the space.

Ms. Hicks asked for additional clarification regarding the location of the project. Ms. Strauss stated most of the property is on the far side of the hill which is visible from Blue Ball Road. Ms. Hicks asked if this will be a permanent arrangement. Mr. Strauss stated they had considered doing something else with the property, like a warehouse, but the owner decided this use would be better.

Ms. Schwartz opened the floor for audience comments or questions. There was no one in attendance to speak for or against this project.

Ms. Schwartz read the recommendation from the Planning Commission for this proposal. (See attached information).

There being no further discussion, Ms. Schwartz called for a motion regarding the special exception.

MOTION: Motion was made by Ms. Hicks to approve the special exception for outdoor storage of automobiles including RV's and boats as requested by Ms. Strauss of McCrone, Inc. representing William H. Brady, Inc. The motion was seconded by Ms. Bedder with the remaining board members voting as follows: Ms. Schwartz – Aye. The motion passed unanimously.

MOTION: Motion was made by Ms. Hicks to approve the variance to allow a stone surface for the vehicle accommodation area instead of pavement for William H. Brady, Inc. The motion was seconded by Ms. Bedder with the remaining board members voting as follows: Ms. Schwartz – Aye. The motion passed unanimously.

MOTION: Motion was made by Ms. Hicks to approve the variance to not require curbing of the vehicle accommodation area for William H. Brady, Inc. The motion was seconded by Ms. Bedder with the remaining board members voting as follows: Ms. Schwartz – Aye. The motion passed unanimously.

OLD BUSINESS: There were no items of old business to discuss.

NEW BUSINESS: Mr. Bromwell stated there were two cases submitted for the December meeting.

NEXT MEETING: Ms. Schwartz stated the next meeting of the Board of Zoning Appeals will be Thursday, December 22, 2022.

There being no further business to discuss Ms. Schwartz called for a motion to adjourn the meeting.

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

The meeting adjourned at 6:18 p.m.

Respectfully submitted,

Brie Humphreys