

TOWN OF ELKTON
Board of Zoning Appeals
Thursday, April 18, 2024 at 6:00 p.m.

The public is invited to participate either in person or virtually.
Participants can join by calling 1-312-626-6799 or
by visiting www.zoom.com and choosing “join a meeting”.
When prompted, enter Meeting ID: 882 1999 1944 and Passcode: 910865

AGENDA

1. Approval of Minutes – 3.21.24
2. Case # 1637 – Request of KC Sign Company representing Konica 2022, LLC
For the following variances: 1) variance for an additional 103.75 square feet for a wall sign and 2) variance for a second wall sign
1003 Konica Drive, Suite B
Tax Map 033C, Parcel 2442 and Zoned BI (Business and Industrial)
3. Case # 1639 - Request of Tupps Signs, Inc. representing Ross Store
Variance to exceed the allowable square footage for a wall sign by 215 square feet
801 East Pulaski Highway
Tax Map 033C, Parcel 2327 and Zoned C-2 (Highway Commercial)
4. Case # 1640 - Request of Marcus Henry representing Bright Bloom Centers
Special exception for counseling children on the autism spectrum
200 South Bridge Street
Tax Map 033A, Parcel 2202 and Zoned C-2 (Highway Commercial)
5. Case # 1643 - Request of Morris & Ritchie Associates, Inc. representing Modern Living Solutions
For the following variances for Parcel D: 1) Garage 5 – 46’ side setback variance; 2) Garage 7 – 45’ side setback variance and Masonry trash enclosure – 12’ side setback variance
West of Augustine Herman Highway, South of Whitehall Road and on the North Side of the proposed Southfields Boulevard
Tax Map 033E, Parcel 2390 and Zoned PUD (Planned Unit Development)
6. Case # 1641 - Request of Morris & Ritchie Associates, Inc. representing Paras Bhavsar
For a nine (9) foot height variance for a hotel in the C-3 Zoning District
189 Belle Hill Road
Tax Map 027B, Parcel 257, Lot 2 and Zoned C-3 (Highway Interchange Commercial)
7. Case # 1642 - Request of Morris & Ritchie Associates, Inc. representing Paras Bhavsar
For a special exception for two (2) hotels in the C-3 Zoning District
189 Belle Hill Road
Tax Map 027B, Parcel 257, Lot 2 and Zoned C-3 (Highway Interchange Commercial)

8. Case # 1644 - Request of Morris & Ritchie Associates, Inc. representing DRI/TCC Pulaski, LLC
For a nine (9) foot six (6) inch height variance for a warehouse in the C-2 Zone
901 Commerce Center Drive
Tax Map 033B, Parcel 2462, Lot 3 and Zoned C-2 (Highway Commercial)
9. Case # 1645 - Request of Telly Diones
For a variance to place a 6 (six) foot privacy fence further than five feet forward of the rear corner of the house
217 Vince Drive
Tax Map 027D, Parcel 2461 and Zoned R-2 (Suburban Residential)
10. Old Business
11. New Business
12. Next Meeting – May 16, 2024