

**Office of the County Executive**

Alan McCarthy  
County Executive

Alfred C. Wein, Jr.  
Director of Administration

Office: 410.996.5202  
Fax: 800.863.0947



**Department of Land Use & Development Services**

Eric Sennstrom, AICP, Director  
Office: 410.996.5220  
Fax: 800.430.3829

Tony Di Giacomo, AICP, Chief  
Office: 410.996.5220  
Fax: 800.430.3829

County Information  
410.996.5200  
410.658.4041

**CECIL COUNTY, MARYLAND**

Division of Planning and Zoning  
200 Chesapeake Boulevard, Suite 2300, Elkton, MD 21921

**BOARD OF APPEALS MINUTES  
AUGUST 28, 2018**

**PRESENT:** Mark Saunders, (Chairman), Brad Carrillo, Michael Linkous Will Whiteman, Cameron Brown, (Attorney), Steve O'Connor (LU DS P&Z) and Carol Beresh (court reporter).

**ABSENT:** Brandon Witt, James Eder- Alternate, and Eric Sennstrom.

**APPROVAL OF MINUTES:** Tuesday, July 24, 2018 meeting.

**SPECIAL EXCEPTIONS:**

**FILE: 3870** - APPLICANT: Charles Blanford.

FOR: Special Exception Renewal to operate a home occupation.

PROPERTY LOCATION: 109 Love Run Road, Colora, MD 21917, Election District: 6; Tax Map: 16, Parcel: 52, Lot 5.

PROPERTY OWNER: Charles Blanford.

PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

**WITHDRAWN, due to applicant's failure to appear.**

**FILE: 3883** - APPLICANT: Justin Richard Ragan.

FOR: Special Exception Renewal to operate a home occupation.

PROPERTY LOCATION: 10 Hawthorn Drive, Port Deposit, MD 21904, Election District: 6; Tax Map: 17, Parcel: 199, Lot 23.

PROPERTY OWNER: Justin Richard Ragan.

PRESENTLY ZONED: Rural Residential, (RR).

**WITHDRAWN, due to applicant's failure to appear.**

**FILE: 3885** - APPLICANT: James E. Backert, Jr.  
FOR: Special Exception Renewal to place a Singlewide Manufactured Mobile Home for hardship purposes.  
PROPERTY LOCATION: 121 Remington Road, Port Deposit, MD 21904, Election District: 7; Tax Map: 23, Parcel: 549, Lot 26.  
PROPERTY OWNER: James, Jr. & Marlene Backert.  
PRESENTLY ZONED: Rural Residential, (RR).

**APPROVED, for as long as the applicant owns the property and Mr. Backert's mother in-law resides in the mobile home.**

**FILE: 3888** - APPLICANT: Linda S. Pierce.  
FOR: Special Exception to operate a bed & breakfast and to renewal festivals and events Special Exception.  
PROPERTY LOCATION: 99 Slicers Mill Road, Rising Sun, MD 21911, Election District: 6; Tax Map: 10, Parcel: 118.  
PROPERTY OWNER: Timothy J. & Linda S. Pierce.  
PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

**APPROVED, for as long as the applicant owns the property and operates the business for both requests.**

**FILE: 3892** - APPLICANT: Roger Davis.  
FOR: Special Exception for a light industrial use.  
PROPERTY LOCATION: 785 Firetower Road, Colora, MD 21917, Election District: 6; Tax Map: 17, Parcel: 13.  
PROPERTY OWNER: Kilby's Inc., c/o Phyllis Kilby, President.  
PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

**APPROVED, with the requested modifications of the conditions in Section 143.....**

**VARIANCES:**

**FILE: 3873** - APPLICANT: Ronnie B. Carpenter, P.E. – **POSTPONED FROM JULY MEETING**  
FOR: A variance to the road frontage requirements for subdivision purposes.  
PROPERTY LOCATION: 351 Childs Road, Elkton, MD 21921, Election District: 3; Tax Map: 20, Parcel: 856.  
PROPERTY OWNER: Anthony R. Grablis.  
PRESENTLY ZONED: Rural Residential, (RR).

**WITHDRAWN, by the applicant.**

**FILE: 3887** - APPLICANT: Maximillian Reiner Roehre Schulte, Jr.  
FOR: A 2 foot side yard setback variance.  
PROPERTY LOCATION: 34 Franklin Drive, Port Deposit, MD 21904, Election District: 7; Tax Map: 22, Parcel: 208, Lot 16.  
PROPERTY OWNER: Maximillian R.R. Schulte, Jr. & Cindy A. Barrett – Schulte.  
PRESENTLY ZONED: Rural Residential, (RR).

**GRANTED.**

**FILE: 3889** - APPLICANT: Gary D. Curl & Carol Jones-Curl.  
FOR: A 4 foot side yard setback variance.  
PROPERTY LOCATION: 1695 Glebe Road, Earleville, MD 21919, Election District: 1; Tax Map: 52, Parcel: 352.  
PROPERTY OWNER: Gary D. Curl & Carol Jones-Curl.  
PRESENTLY ZONED: Rural Residential, (RR).

**GRANTED.**

**FILE: 3890** - APPLICANT: Deborah Curry.  
FOR: A variance to road frontage requirements for subdivision purposes.  
PROPERTY LOCATION: 148 Calvary Lane, Rising Sun, MD 21911, Election District: 5; Tax Map: 24, Parcel: 34.  
PROPERTY OWNER: Deborah Curry.  
PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

**GRANTED.**

**FILE: 3891** - APPLICANT: Charles E., Sr. & Beverly J. Poff.  
FOR: A 13 foot rear yard setback variance.  
PROPERTY LOCATION: 79 Lincoln Ave., North East, MD 21901, Election District: 5; Tax Map: 31, Parcel: 1122, Lot 49.  
PROPERTY OWNER: Charles E., Sr. & Beverly J. Poff.  
PRESENTLY ZONED: Urbanized Residential, (UR).

**GRANTED.**

**APPEAL:**

**FILE: 3884** - APPLICANT: Wendell Cooper.  
FOR: Appeal of the Zoning Administrator's decision to issue a zoning violation.  
PROPERTY LOCATION: Indian Acres Campground, Glen 5, Funsteads 50 & 51, Setting Sun Circle, Earleville, MD 21919, Election District: 1; Tax Map: 62, Parcel: 107, Lot 50 & 51.  
PROPERTY OWNER: Wendell Cooper & Agnes Miller.  
PRESENTLY ZONED: Manufactured Home, (MH).

**The decision of the Zoning Administrator was affirmed.**

**APPEAL – Modification:**

**FILE: 3886** - APPLICANT: Stuffers Elkton, LLC – Thomas C. Arnao, Jr.  
FOR: Modification of a condition from a previous Board of Appeals decision.  
PROPERTY LOCATION: 1005 Elk Mills Road, Elkton, MD 21921, Election District: 4; Tax Map: 21, Parcel: 759.  
PROPERTY OWNER: 1005 Elk Mills Road, LLC – Ben LeRoy – Member.  
PRESENTLY ZONED: Business General, (BG).

**GRANTED.**

**GENERAL DISCUSSION:** None.

**NEXT REGULAR MEETING:** Tuesday, September 25, 2018

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Mark Saunders, Chairman

FOR VOTE TAKEN SEE ATTACHED SHEETS.

Respectfully Submitted,

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Jennifer Bakeoven  
Administrative Assistant  
Division of Planning and Zoning  
Land Use & Development Services