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**CECIL COUNTY, MARYLAND**

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

**BOARD OF APPEALS MINUTES  
AUGUST 27, 2019**

**PRESENT:** Mark Saunders, (Chairman), Michael Linkous, Will Whiteman, Deborah Sniadowski (Attorney), and Bryan Lightner (LUDS P&Z).

**ABSENT:** Charles Eckhart, Brad Carrillo and Carol Beresh (Court Reporter).

**APPROVAL OF MINUTES:** Tuesday, July 23, 2019 meeting.

**SPECIAL EXCEPTIONS:**

**FILE: 3943** - APPLICANT: New Cingular Wireless PCS, LLC c/o Greg Rapisarda, Esq.  
FOR: Special Exception for placement of a cell tower.  
PROPERTY LOCATION: 100 Buttonwood Beach Road, Earleville, MD 21919, Election District: 1; Tax Map: 51, Parcel: 25.  
PROPERTY OWNER: Elizabeth A. Barclay Green  
PRESENTLY ZONED: Manufactured Home, (MH).

**APPROVED.**

**FILE: 3951** - APPLICANT: New Cingular Wireless PCS, LLC c/o Greg Rapisarda, Esq.  
FOR: Special Exception for placement of a cell tower.  
PROPERTY LOCATION: 415 Lock Street, Chesapeake City, MD 21915, Election District: 2; Tax Map: 43, Parcel: 1.  
PROPERTY OWNER: GBASIL, LLC  
PRESENTLY ZONED: High Density Residential, (RM).

**DISAPPROVED.**

**FILE: 3953** - APPLICANT: Daniel & Allaire Hummel.  
FOR: Special Exception to hold events.  
PROPERTY LOCATION: 284 Great House Farm Lane, Chesapeake City, MD 21915, Election District: 2; Tax Map: 53, Parcel: 20.  
PROPERTY OWNER: Great House Farm LLC.  
PRESENTLY ZONED: Southern Agricultural Residential, (SAR).

**Postponed until the September Board of Appeals meeting per the applicant's request.**

**FILE: 3954** - APPLICANT: William L. Sumner.

FOR: Special Exception to place a singlewide manufactured home on the property for security purposes.

PROPERTY LOCATION: 385 Mt. Zoar Road, Conowingo, MD 21918, Election District: 8; Tax Map: 8, Parcel: 284.

PROPERTY OWNER: William L. & Loretta J. Sumner.

PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

**APPROVED, conditioned on Health Department requirements being met.**

**FILE: 3955** - APPLICANT: Jay C. Emrey, III.

FOR: Special Exception to hold festivals / events.

PROPERTY LOCATION: 248 Spears Hill Road, Elkton, MD 21921, Election District: 2; Tax Map: 38, Parcel: 29.

PROPERTY OWNER: Jeffrey H. Rimmel & Judith L. Rimmel.

PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

**WITHDRAWN, by the applicant.**

**VARIANCE:**

**FILE: 3952** - APPLICANT: Barbara Perlman.

FOR: A variance to the 1,000 ft. buffer requirement for a tavern from a hospital, church or school.

PROPERTY LOCATION: 21 Flint Drive, North East, MD 21901, Election District: 5; Tax Map: 25, Parcel: 747, Lot 2A.

PROPERTY OWNER: E&G, LLC c/o John Harrison.

PRESENTLY ZONED: Business General, (BG).

**GRANTED.**

**APPEAL:**

**FILE: 3936** - APPLICANT: Chesapeake Marine Properties, Inc.

FOR: An appeal of the Resource Plans Reviewer's decision to issue a violation letter.

PROPERTY LOCATION: Elk Point Drive, Elkton, MD 21921, Election District: 3; Tax Map: 37, Parcel: 3.

PROPERTY OWNER: Chesapeake Marine Properties.

PRESENTLY ZONED: Low Density Residential, (LDR).

***FILE: 3936 - TABLED FROM THE MAY BOARD OF APPEALS MEETING.***

**The decision of the Resource Plans Reviewer to issue a violation letter was AFFIRMED.**

**GENERAL DISCUSSION:** None.

**NEXT REGULAR MEETING:** Monday, September 24, 2019

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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