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CECIL COUNTY, MARYLAND
Division of Planning and Zoning
200 Chesapeake Boulevard, Elkton, MD 21921

BOARD OF APPEALS MINUTES
MAY 23, 2022

PRESENT: Mark Saunders (Chairman), Brad Carrillo, Michael Saunders – Alternate, Deborah Sniadowski, Attorney, and Aaron Harding, (LUDS/P&Z).

ABSENT: Michael Linkous, Will Whiteman and Carol Beresh (Court Reporter).

APPROVAL OF MINUTES: Monday, April 25, 2022, meeting.

SPECIAL EXCEPTION:

FILE: 4137 - APPLICANT: Caitlin Norem.

FOR: Special Exception to operate a home occupation.

PROPERTY LOCATION: Porter Road, North East, MD 21901, Election District: 9; Tax Map: 19, Parcel: 472, Lot 10.

PROPERTY OWNER: Kyle J. Norem.

PRESENTLY ZONED: Rural Residential, (RR).

APPROVED, for one (1) year conditioned on the owner of the property retaining ownership of Lots 10 & 11.

FILE: 4140 - APPLICANT: William, Jr. & Lynda Jeanes and Katie Jeanes.

FOR: Special Exception operate a home occupation.

PROPERTY LOCATION: 1000 Cherry Grove Road, Earleville, MD 21919, Election District: 1; Tax Map: 51, Parcel: 85.

PROPERTY OWNER: William, Jr. & Lynda Jeanes.

PRESENTLY ZONED: Southern Agricultural Residential, (SAR).

APPROVED, for two (2) years.

FILE: 4141 - APPLICANT: Daniel & Martha Stoltzfus.
FOR: Special Exception operate a commercial kennel.
PROPERTY LOCATION: 217 Little New York Road, Rising Sun, MD 21911, Election District:
6; Tax Map: 4, Parcel: 22.
PROPERTY OWNER: Daniel & Martha Stoltzfus.
PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

APPROVED, for three (3) years conditioned on the applicant completing all administrative items within the first year.

VARIANCE:

FILE: 4138 - APPLICANT: David C. Turnbull.
FOR: A 12-ft variance to the 20-ft rear building restriction line for construction purposes.
PROPERTY LOCATION: 366 East Calvert Crossing, North East, MD 21901, Election District:
5; Tax Map: 31D, Parcel: 140, Lot: 185.
PROPERTY OWNER: Joyce C. Newkirk & Dana Turnbull.
PRESENTLY ZONED: Suburban Transition, (ST).

GRANTED, a 6-ft rear yard variance.

FILE: 4139 - APPLICANT: David C. Turnbull.
FOR: A 12-ft variance to the 20-ft rear building restriction line for construction purposes.
PROPERTY LOCATION: 344 West Calvert Crossing, North East, MD 21901, Election District:
5; Tax Map: 31D, Parcel: 140, Lot: 221.
PROPERTY OWNER: Lawrence N. Punte.
PRESENTLY ZONED: Suburban Transition, (ST).

GRANTED, a 6-ft rear yard variance.

FILE: 4142 - APPLICANT: Brandiwyne Walus.
FOR: Modify the conditions of Section 61 to reduce the minimum distance to the property line to
89-ft.
PROPERTY LOCATION: St. Marks Church Road, Perryville, MD 21903, Election District: 7;
Tax Map: 29H, Parcel: 672.
PROPERTY OWNER: James R. Mayberry & Brandiwyne Walus.
PRESENTLY ZONED: Suburban Transition, (ST).

GRANTED.

FILE: 4143 - APPLICANT: Rebecca Hamlin.
FOR: A 20-ft variance to the 30-ft front building restriction line for construction purposes.
PROPERTY LOCATION: 7 Park Lane, Earleville, MD 21919, Election District: 1; Tax Map:
52, Parcel: 83, Lot 63.
PROPERTY OWNER: Rebecca Hamlin.
PRESENTLY ZONED: Village Residential, (VR).

GRANTED.

FILE: 4144 - APPLICANT: Paula J. Salvi.

FOR: A 9-ft variance to the 10-ft side yard building restriction line for construction purposes.

PROPERTY LOCATION: 24 Richard Drive, Elkton, MD 21921, Election District: 9; Tax Map: 12, Parcel: 261, Lot 60.

PROPERTY OWNER: Paula J. Salvi.

PRESENTLY ZONED: Rural Residential, (RR).

WITHDRAWN, due to the applicant's failure to appear at the meeting.

GENERAL DISCUSSION: None.

NEXT REGULAR MEETING: *Monday, June 27, 2022, 6:00 p.m.*


for Mark Saunders, Chairman

FOR VOTE TAKEN SEE ATTACHED SHEETS.

Respectfully Submitted,



Jennifer Bakeoven

Administrative Assistant

Division of Planning and Zoning

Land Use & Development Services