



Board of Appeals of Cecil County
200 Chesapeake Blvd., Elkton, MD

Monday, September 28, 2026
Alternate Date: Wednesday, September 30, 2026
Elk Room
6:00 PM

Written public comment can be emailed to DLUDS@cecilcountymd.gov or mailed to the address listed above

Live Stream

<https://zoom.us/j/93762019444?pwd=KDGWETdA23R6Ugab4TKBgi5Pw7gP8g.1>

Meeting ID: 937 6201 9444 / Passcode: 211139

1. VOTE: CHAIR / VICE CHAIR

2. Special Exception

- A. **FILE: 4410** - APPLICANT: Clyde S. Van Dyke, II – *Postponed from the August meeting.*
FOR: A special exception renewal to operate a home occupation.
PROPERTY LOCATION: 2807 Blue Ball Road, Elkton, MD 21921,
Election District: 9; Tax Map: 12, Parcel: 400, Lot 1.
PROPERTY OWNER: Clyde & Erin Van Dyke.
PRESENTLY ZONED: Rural Residential, (RR).
- B. **FILE: 4411** - APPLICANT: Randall & Lisa Hutchins and Josh Hutchins.
FOR: A special exception to operate a home occupation.
PROPERTY LOCATION: 299 Connelly Road, Rising Sun, MD 21911,
Election District: 8; Tax Map: 9, Parcel: 625, Lot 36.
PROPERTY OWNER: Randall & Lisa Hutchins.
PRESENTLY ZONED: Rural Residential, (RR).
- C. **FILE: 4415** - APPLICANT: Melinda Tartaglione.
FOR: A special exception to operate a photography business as
agritourism.
PROPERTY LOCATION: 960 Corrin Farm Lane, Earleville, MD 21919,
Election District: 1; Tax Map: 52, Parcel: 504, Lot 6.
PROPERTY OWNER: Gregory & Melinda Tartaglione.
PRESENTLY ZONED: Rural Residential, (RR).
- D. **FILE: 4416** - APPLICANT: Erasto Tolentino Castaneda & Maria de Lourdes Ocampo.
FOR: A special exception to place a single-wide manufactured home on
the property for hardship purposes.
PROPERTY LOCATION: 11 McCummings Lane, Rising Sun, MD
21911, Election District: 6; Tax Map: 4, Parcel: 54, Lot 2.
PROPERTY OWNER: Erasto Tolentino Castaneda & Maria de Lourdes Ocampo
PRESENTLY ZONED: Rural Residential, (RR).

3. Variance

- A. **FILE: 4412** - APPLICANT: Carolyn Segletes.
FOR: A 9-ft 4-in variance to the 10-ft side setback for construction purposes.
PROPERTY LOCATION: 9 Buttercup Circle, Elkton, MD 21921, Election District: 4: Tax Map: 14, Parcel: 47, Lot 38.
PROPERTY OWNER: Joseph Macko.
PRESENTLY ZONED: Suburban Transition, (ST).
- B. **FILE: 4413** - APPLICANT: Khai Doquang.
FOR: A 14-ft variance to the 30-ft front setback for construction purposes.
PROPERTY LOCATION: 4 Yorktown Court, North East, MD 21901, Election District: 5: Tax Map: 31E, Parcel: 1002, Lot 26.
PROPERTY OWNER: Khai Doquang.
PRESENTLY ZONED: High Density Residential, (RM).
- C. **FILE: 4414** - APPLICANT: Steven Coco.
FOR: A 10-ft variance to the 50-ft front setback for construction purposes.
PROPERTY LOCATION: Rolling Avenue, North East, MD 21901, Election District: 5: Tax Map: 50, Parcel: 15, Lot 1.
PROPERTY OWNER: Sebastiano & Nina Coco – Steven Coco, PR
PRESENTLY ZONED: Rural Residential, (RR).
- D. **FILE: 4417** - APPLICANT: Anthony Kelly & Collette Mehring.
FOR: A variance to allow disturbance 20-ft into the modified buffer for construction purposes, and a variance to exceed lot coverage limit by 810 sq. ft.
PROPERTY LOCATION: 91 River Road, Elkton, MD 21921, Election District: 2: Tax Map: 38, Parcel: 136, Lot 5.
PROPERTY OWNER: Anthony Kelly & Collette Mehring.
PRESENTLY ZONED: Rural Residential, (RR).

4. General Discussion

- A. **Division of Planning & Zoning – Request for clarification of legal opinion related to File 4308.**