



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

Monday, October 27, 2025 Alternate Date: October 29, 2025

Perryville Room
6:00 PM

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

Due to a change in location, live stream will not be available

6:00 PM

1. SPECIAL EXCEPTION

- A. **FILE: 4368** - APPLICANT: Cecil County Dragway, LLC, c/o Jim Halsey. ***WITHDRAWN, due to the applicant's failure to appear at the October 20, 2025, Planning Commission meeting.***
FOR: A special exception renewal to hold festivals / events.
PROPERTY LOCATION: 1916 Theodore Road, Rising Sun, MD 21911, Election District: 5; Tax Map: 24, Parcel: 19.
PROPERTY OWNER: Cecil County Dragway, LLC, c/o Jim Halsey.
PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

2. VARIANCE

- A. **FILE: 4369** - APPLICANT: Cheryl Hess.
FOR: A 20-ft variance to the front yard setback for construction purposes.
PROPERTY LOCATION: 75 Pine Valley Road, Elkton, MD 21921, Election District: 2; Tax Map: 38, Parcel: 474.
PROPERTY OWNER: Cheryl Hess.
PRESENTLY ZONED: Low Density Residential, (LDR).

3. APPEAL

- A. **FILE: 4370** - APPLICANT: Anthony M. Roberts. - ***WITHDRAWN, BY THE APPLICANT***
FOR: An appeal of the Zoning Inspector's decision to issue a notice of violation.
PROPERTY LOCATION: 960 Frenchtown Road, Elkton, MD 21921, Election District: 3; Tax Map: 33F, Parcel: 135. PROPERTY OWNER: Anthony M. Roberts.
PRESENTLY ZONED: Low Density Residential, (LDR).
- B. **FILE: 4371** - APPLICANT: Division of Planning & Zoning, c/o Bryan Lightner, Chief / Zoning Administrator.
FOR: An appeal regarding Special Exception #4314.
PROPERTY LOCATION: 72 Patterson Avenue, Perryville, MD 21903, Election District: 7; Tax Map: 29H, Parcel: 190, Lot 1.
PROPERTY OWNER: Diane Barrow.

PRESENTLY ZONED: High Density Residential, (RM).

4. GENERAL DISCUSSION