

Board of Appeals of Cecil County

October 27, 2025

SPECIAL EXCEPTION

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 ***WITHDRAWN, due to the applicant's failure to appear at the October 20, 2025, Planning Commission meeting.***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).

The applicant failed to appear at the October 20, 2025 Planning Commission meeting, therefore the application is considered withdrawn.

VARIANCE

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).

The applicant failed to appear at the October 27, 2025, Board of Appeals meeting. Therefore, the application is considered withdrawn.

APPEAL

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 - ***WITHDRAWN, BY THE APPLICANT***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).

This application was withdrawn at the request of the Applicant.

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).

AFFIRMED, the Division's decision to bring this matter to the Board was completed in a proper

and legal manner.

The special exception approved in File #4314 is revoked due to failure to comply with the conditions specified by the Board.

GENERAL DISCUSSION

None.