



**Town of Easton Board of Zoning Appeals
Decision Summary**

Tuesday, May 16, 2022 at 9:00 a.m.

Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

[Town of Easton Agendas and Minutes](http://eastonmd.gov)
 [\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Board Members:

Peter Cotter, Chairman
Gary Molchan, Vice Chairman
Zakary A. Krebeck

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas, Town Planner
Joseph Mayer, Plan Reviewer
Nicholas Johnson, Planner
Sharon VanEmburch, Town Attorney
Samantha Smith, Administrative Specialist

1. **Call to Order**—Chairman Cotter called the meeting to order at 8:59 a.m.
2. **Decision Summary Review**—
April 18, 2023-

**Vice Chairman Molchan moved to approve the April 18, 2023 Decision Summary.
Board Member Krebeck seconded the motion.**

Vote	3-0
FOR:	3- Cotter, Molchan, Krebeck
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Applications —

- a. **Applicant:** Parkway Storage LLC
File No.: V-926
Location: 9071 Centreville Road, Easton, MD 21601
Tax Map 100, Grid 005, Parcel 47, Lots 1-4
Zoning: BC

Request: The applicant has withdrawn their Variance request from the May 18, 2023 Board of Zoning Appeals agenda and will be rescheduled pending the submission of an amended site plan.

b. Applicant: Chesapeake Community Development LLC

File No.: SE-855

Agent: Zachary A. Smith

Location: Port Street, Easton, MD 21601
Tax Map 034, Grid 015, Parcel 0077, Lot 1

Zoning: MXW

Request: The applicant is requesting two (2) variances from the Mixed Use Waterfront (MXW) Zoning District's architectural dimension requirements. The first variance is from § 28 -312.4.1 (A) which requires a minimum floor to ceiling height of fourteen (14) feet on the ground floor and ten (10) feet on upper stories. The second variance request is from §28-312.4.4. (B) which requires windows and doors to make up at least 50% of the length of the first-floor street frontage and at least 60% of the total surface area of the front façade.

Staff recommend the following condition:

1. Prior to building permit approval, the proposed development shall be evaluated for conformance to all applicable MXW Zoning District requirements, including architectural standards.

Staff Presentation:

Nicholas Johnson, Planner

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Zachary A. Smith

Public Comment:

None

Chairman Cotter moved to approve the Variance request and to adopt the staff's proposed findings. Board Member Krebeck seconded the motion.

<u>Vote</u>	<u>3-0</u>
FOR:	3- Cotter, Molchan, Krebeck
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

4. **Adjournment**– Chairman Cotter motioned to adjourn. Vice Chairman Molchan seconded. The meeting was adjourned at 9:21 a.m.