



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

Tuesday, August 15, 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
Samantha Smith, Administrative Specialist

1. Call to Order—Chairman Cotter called the meeting to order at 9:00 a.m.

2. Decision Summary Review—

**Board Member Krebeck moved to approve the May 16, 2023 Decision Summary.
Chairman Cotter seconded the motion.**

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

3. Applications —

a. Applicant: Enid McKitrick
File No.: SE-983
Location: 116 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1141
Zoning: R-7A

Request: The applicant is requesting a Special Exception from the following section of the Zoning Ordinance: Section 28-201 Permitted Uses (Table 2.1 (1) (121)) to be utilized as Short-term Housing in the R-7A zoning district. The applicant is seeking to utilize one of two (2) units on the second floor as a short-term rental.

Staff recommends the following conditions:

1. The property shall be limited to one (1) short-term housing unit.
2. The applicant shall obtain a rental housing license prior to occupancy of the short-term housing unit.
3. The Special Exception shall lapse if the property ceases to be the principal residence of the applicant.

Staff Presentation:

Nicholas Johnson, Planner
Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Enid McKittrick

Public Comment — None

Chairman Cotter moved to approve the Special Exception request for Apartment 2 as submitted by the applicant with conditions:

1. The applicant shall comply with all building code requirements as deemed necessary by the Building Inspection Division;
2. The applicant shall obtain a rental housing license prior to occupancy of the short-term housing unit;
3. The property shall be limited to one (1) short-term housing unit;
4. The Special Exception shall lapse if the property ceases to be the principal residence of the applicant.

Board Member Krebeck seconded the motion.

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

- b. Applicant:** Nistazos Holdings LLC
File No.: V-984
Location: 8461 Ocean Gateway, Easton, MD 21601
Tax Map 102, Grid 000, Parcel 2937, Lot 2

Zoning: CG

Request: The applicant is requesting a Variance from the following section of the Zoning Ordinance: Section 28-1101.7.A.1.c, for the installation of an additional wall-mounted sign on the southern side of the property. The application states that the purpose of the Variance request is to improve visibility to northbound traffic on Ocean Gateway.

Staff Presentation:

Nicholas Johnson, Planner

Lynn B. Thomas, Town Planner

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Andy Warfield

Public Comment — None

Chairman Cotter moved to deny the Variance request as submitted. Board Member Krebeck seconded the motion.

<u>Vote</u>	<u>2 - 1</u>
FOR:	2 - Cotter, Krebeck
AGAINST:	1 - Molchan
ABSTAIN:	0
ABSENT:	0

c. Applicant: DMS & Associates, LLC

File No.: V-926

Location: 9071 Centreville Road, Easton, MD 21601
Tax Map 100, Grid 005, Parcel 0047, Lot 1-4

Zoning: BC

Request: The applicant is requesting a Variance from the following section of the Zoning Ordinance: Section 28-1007.2.2.h, the minimum 100 foot setback for a climate controlled self-storage facility from the right-of-way of a major road as indicated by Section 28-1009. The Variance request is to permit development of a new mini warehouse and climate controlled self-storage building in the BC zoning district at less than the required setback from major roads for these uses.

Staff recommends the following conditions:

1. A landscape buffer shall be planted in accordance with Section 28-1014 of the Zoning Ordinance to screen the existing mini-warehouse style storage units from Centreville Road and Easton Parkway.

Staff Presentation:

Nicholas Johnson, Planner
Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

William T. Davis, DMS & Associates
Benson Harper, Owner

Public Comment — None

Chairman Cotter moved to approve the Variance setback request as submitted by the applicant with conditions:

- 1. The applicant shall provide a screening plan to be approved by Town staff and the Planning Commission during site plan review.**

Board Member Krebeck seconded the motion.

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

- d. Applicant:** MJH Construction, LLC
File No.: V-988
Location: 28467 Wedgeway Circle, Easton, MD 21601
Tax Map 034, Grid 0015, Parcel 0029, Lot 152
Zoning: PUD
Request: The applicant is requesting a Variance from the thirty (30) foot front setback, and the ten (10) foot side yard setback requirements as established by the PUD Ordinance for Easton Club. The applicant seeks to construct a new two-story, single family house that is oriented facing the south side of Wedgeway Circle with a garage and driveway that is oriented to face Easton Club Drive.

Staff Presentation:

Nicholas Johnson, Planner
Lynn B. Thomas, Town Planner
Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Michael Harkowa

Public Comment

Ron Frei, Chairperson for Easton Club HOA

Mark Harrison

Board Member Krebeck moved to approve the Variance request with the following conditions:

1. The setback at the northwest corner shall be minimized to the west at 30', and the side yard setback shall be minimized to 9.5';
2. The front porch encroachment shall not exceed 1';
3. The door and driveway access shall be positioned to face Wedgeway Circle;
4. The applicant shall retain the existing screening, and enhance planting along Wedgeway Circle.

After no other member seconded this motion, Board Member Krebeck amended the motion to approve the Variance request with the following revised list of conditions:

1. The setback at the northwest corner shall be minimized to the west at 30', and the side yard setback shall be minimized to 9.5';
2. The door and driveway access shall be positioned to face Easton Club Drive;
3. The applicant shall retain the existing screening, and enhance planting along Wedgeway Circle.

This motion was also not seconded. Board Member Krebeck withdrew the motion.

Chairman Cotter moved to approve the Variance setback request as submitted by the applicant. Vice Chairperson Molchan seconded the motion.

Vote	<u>2 - 1</u>
FOR:	2 - Cotter, Molchan
AGAINST:	1 - Krebeck
ABSTAIN:	0
ABSENT:	0

4. **Adjournment** – Chairman Cotter motioned to adjourn. Vice Chairman Molchan seconded. The meeting was adjourned at 10:47 a.m.