



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

Tuesday, November 21, 2023 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](https://www.eastonmd.gov/Agendas/AgendasAndMinutes)
[\(eastonmd.gov\)](https://www.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 - Long Range
Joseph Mayer, Plan Reviewer
Nicholas Johnson, Town Planner - Current
Samantha Smith, Administrative Specialist

- 1. Call to Order** — Chairman Cotter called the meeting to order at 9:00 a.m.
- 2. Decision Summary Review** —

Vice Chairman Molchan moved to approve the October 17, 2023 Decision Summary. Board Member Krebeck seconded the motion.

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

3. Applications —

- a. File No.:** V - 1058
Applicant: Fastsigns of Odenton
Location: 480 Port Street, Easton, MD 21601
Tax Map 034, Grid 0015, Parcel 0077, Lot 1
Zoning: MXW

Request: The applicant is seeking a Variance from the following section of the Zoning Ordinance: Section 28-1101.8.B.1.c, the quantity of mesh-type banners attached to construction fencing for Limited Duration Signs. On May 8, 2023 the Planning and Zoning Department approved a signage permit application to install one (1) 200 square foot mesh banner to construction fencing. The applicant is now proposing to display two (2) additional 200 square foot banners as this property fronts three (3) public right of ways.

Staff recommends the following conditions:

- 1. All additional signage not considered and in compliance with a temporary sign by §28-1101.9 of the Zoning Ordinance shall be removed from the construction fencing.
- 2. The applicant shall obtain a revised signage permit for the additional signage.

Staff Presentation:
Nicholas Johnson, Planner
Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:
Aaron Krompart, Fastsigns of Odenton
Angie DeMoreland, Director of Executive Operations - the Arc Chesapeake

Public Comment — None

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

- 1. All additional signage not considered in compliance with a temporary sign by §28-1101.9 of the Zoning Ordinance shall be removed from the construction fencing.
- 2. The applicant shall obtain a revised signage permit for the additional signage.

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. **File No.:** V - 1062
Applicant: Three Sons Construction
Location: 29753 Penny Lane, Easton, MD 21601

Tax Map 035, Grid 0007, Parcel 0123, Lot 16

Zoning: R-10A

Request: The applicant is seeking a Variance from the following section of the Zoning Ordinance: Section 28-303.2.C.2, the minimum thirty (30) foot rear setback for all uses and structures in the R-10A residential zoning district. The applicant is proposing to construct a 289 square foot rear addition within twenty (20) feet of the rear property line. The structure on this property is setback significantly further from the front property line than other homes in this neighborhood due to the dead-end turnaround located within the front yard.

Staff Presentation:

Nicholas Johnson, Planner

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Trevor Robbins, Three Sons Construction

Sharon Egerson, Owner

Public Comment — None

Chairman Cotter moved to approve the Variance request as submitted by the applicant. Board Member Krebeck seconded the motion.

Vote 3 - 0

FOR: 3 - Cotter, Molchan, Krebeck

AGAINST: 0

ABSTAIN: 0

ABSENT: 0

c. File No.: SE - 1063

Applicant: Contender eSports Easton % Colin Stebbins

Location: 220 Marlboro Avenue Suite B, Easton, MD 21601

Tax Map 101, Grid 0020, Parcel 0490, Lot

Zoning: CG

Request: The applicant is seeking a Special Exception from the following section of the Zoning Ordinance: Section 28- 201 Permitted Uses (Table 2.1 (4) (419)) to be utilized as a Recreational/Entertainment Use Not Listed* in the CG zoning district. The applicant is seeking to open a LAN gaming center. The center will also host activities such as eSports tournaments, STEM education courses, and other group/party events. Prepackaged foods and beverages (including basic alcohol) will be served.

Staff Presentation:

Nicholas Johnson, Planner

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:
Colin Stebbins, Contender eSports

Public Comment — None

Chairman Cotter moved to approve the Special Exception request 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 liquor license from the Talbot County Liquor Board in order to serve alcohol on the premises.**
- 3. The applicant shall comply with all other applicable use requirements to operate the space as presented.**

Vice Chairman Molchan seconded the motion.

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

4. Discussion Item — None

5. Adjournment — Chairman Cotter motioned to adjourn. Vice Chairman Molchan seconded. The meeting was adjourned at 9:53 a.m.