



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

Tuesday, December 19, 2023 at 9:00 a.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton Maryland

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
Samantha Smith, Administrative Specialist

Absent:

Staff:

Nicholas Johnson, Planner

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

2. Decision Summary Review —

a. Approval of the Draft Decision Summary from the November 21, 2023 meeting.

Vice Chairman Molchan moved to approve the November 21, 2023 Decision Summary. 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. Approval of the Draft Decision Summary from the October 24, 2023 hearing for Aspire Apartments.

Vice Chairman Molchan moved to approve the October 24, 2023 Decision Summary. Board Member Krebeck seconded the motion.

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

3. Applications —

- a. **File No.:** SE - 1028 / SE 23-10
Applicant: Lane Engineering LLC
Location: 29315 Dover Road, Easton, MD 21601
Tax Map 105, Grid 000, Parcel 2844, Lot 3
Zoning: CG
Request: The applicant is seeking a special exception from the following section of the Zoning Ordinance: Section 28-201 of Permitted Uses (Table 2.1 (2) (232)) to be utilized as an Animal Hospital or Veterinary Clinic in the CG zoning district. The applicant is seeking to expand the existing single-story clinic with a proposed two-story 1,285 square foot addition and additional parking. This request is a Major Modification to the previously approved special exception for an animal hospital/ veterinary clinic granted on September 15, 2020. At their October 19, 2023 meeting, the Planning Commission approved the sketch site plan for the proposed addition with the condition that the stormwater management shall be addressed if the Limit of Disturbance exceeds 5,000 square feet.

Staff Presentation:

Miguel Salinas, Director of Planning and Zoning
Joseph Mayer, Plan Reviewer

Applicant Presentation:

Brittany Wallace, Lane Engineering LLC

Public Comment — None

Chairman Cotter moved to approve the Special Exception request as presented and to adopt findings consistent with those submitted in writing by the Applicant (Exhibit A) subject to compliance with all other applicable use and permit requirements by the Town. Vice Chairperson 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 9:13 a.m.