



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

Tuesday, January 16, 2024 at 10:00 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
Paul Weber, (Alternate)

Staff:

Lynn B. Thomas, Town Planner
Joseph Mayer, Plan Reviewer
Nicholas Johnson, Planner

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director
Samantha Smith, Administrative Specialist

1. Call to Order — Chairman Cotter called the meeting to order at 10:00 a.m.

2. Decision Summary Review —

Vice Chairman Molchan moved to approve the December 19, 2023 Decision Summary. Chairman Cotter seconded the motion.

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

3. Applications —

a. File No.: V-004 / V 24-01
Applicant: Curtis and Tricia Kubick

Location: 719 Howard Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0861

Zoning: R-10A

Request: The Applicant is seeking a variance from the following section of the Zoning Ordinance: Section 28-1006.D.1, the maximum height for fences in any front yard. The applicant is proposing to replace the existing non-conforming six (6) foot wooden privacy fence within the front yard on a corner lot. Section 28-1006.D.1 of the Zoning Ordinance prohibits fences from exceeding four (4) feet in height within any front yard. The replacement of any non-conforming structure must meet all minimum requirements of the Zoning Ordinance, or receive approval for a variance from the Board of Zoning Appeals.

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation:
Curtis Kubick
Tricia Kubick

Public Comment — None

Chairman Cotter moved to approve the variance request as submitted. The Board made a request for the Applicant to work with staff to determine any improvements to be made to the configuration of the sight line at the intersection. 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. Discussion Item —** None
- 5. Adjournment —** Chairman Cotter motioned to adjourn. Vice Chairman Molchan seconded. The meeting was adjourned at 10:32 a.m.