



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

Tuesday, March 19, 2024 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
Paul Weber, Alternate

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas, Town Planner - Long Range
Joseph Mayer, Plan Reviewer
Nicholas Johnson, Town Planner - Current
Sharon Van Emburgh, Town Attorney
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 Chair Molchan moved to approve the January 16, 2024 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.: V - 1136 / V 24 - 02
Applicant: The Deck and Fence Company LLC
Location: 29555 Meadow Gate Drive, Easton, MD 21601
Tax Map 102, Grid 0EA, Parcel 2939A, Lot 11

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 30' rear setback for all uses and structures in the R-10A zoning district. The applicant is proposing to construct a 16' x 16' open deck in the rear yard that extends 3' beyond the building restriction line. According to Section 28-1006(F) of the Zoning Ordinance, decks are permitted to encroach beyond the required rear setback by no more than 10'. However, decks are defined by the Ordinance as "an open-air structure above grade, but not more than thirty (30) inches above grade, and immediately adjacent or attached to the principal structure." The proposed structure is 30" in height above grade, and does not meet the Zoning Ordinance definition of a deck; therefore it is required to meet the rear setback of the R-10A Zoning District.

Staff Presentation:

Nicholas Johnson, Planner

Miguel Salinas, Director of Planning and Zoning

Joseph Mayer, Plan Reviewer

Applicant Presentation:

Chris Langford, the Deck and Fence Company

Public Comment — None

Vice Chairman Molchan moved to approve the variance request as submitted. Board Member Krebeck seconded the motion.

Vote	2 - 1
FOR:	2 - Molchan, Krebeck
AGAINST:	1 - Cotter
ABSTAIN:	0
ABSENT:	0

b. File No.: SE - 1141 / SE 24 - 01

Applicant: Carson Beasley

Location: 364 Ashby Commons Drive, Easton, MD 21601
Tax Map 101, Grid 0EA, Parcel 0265A, Lot 71

Zoning: R-7A with a PUD Overlay

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 (1) (121)) to allow the operation of a short-term housing unit within the R-7A Zoning District in the Planned Unit Development (PUD) known as Ashby Commons.

Staff recommends the following conditions:

1. The applicant shall obtain a rental license to operate a short term rental through the Town's Rental Housing Program.

Staff Presentation:

Nicholas Johnson, Planner
Miguel Salinas, Director of Planning and Zoning
Lynn B. Thomas, Town Planner - Long Range
Sharon Van Emburgh, Town Attorney

Applicant Presentation:

Carson Beasley

Public Comment:

Jeffrey Medred, 401 Crowberry Circle
Cindy Hammons, 7 Crab Alley Court, Ashby Commons HOA Board of Directors
John Plaskon, 348 Ashby Commons Drive

Public Comment Written:

Kathleen Pulver, 417 Bodkin Street
Michael S. Neall & Associates, P.C. on behalf of the Ashby Commons HOA

Chairman Cotter moved to approve the special exception request as submitted. 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 9:43 a.m.