



Board of Zoning Appeals MEETING AGENDA

Tuesday, June 18, 2024 - 9:00 AM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Call to Order

2. Approval of Minutes

- a. Approval of the Draft Decision Summary from the May 21, 2024 meeting.

3. Applications

- a. **Application:** SE - 1226 / SE 24 - 05
Applicant: Andrew Blackwood and Rut Finnsdottir
Location: 207 Choptank Avenue
Tax Map 0105, Grid 0000, Parcel 1669
Zoning District: R-7A
Request: Special Exception request pursuant to Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (1) 121 in Table 2.1 of Section 28-202 to be utilized as Short-term Housing within R-7A Residential zoning district.
- b. **Application:** SE - 739 / SE 22 - 12
Applicant: Stanley Dean
Location: 46 Wayman Avenue
Tax Map 0034, Grid 0009, Parcel 0169
Zoning District: MXW
Request: Special Exception request pursuant to Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (1) 121 in Table 2.1 of Section 28-202 to be utilized as Short-term Housing within MXW - Mixed Use Waterfront zoning district.
- c. **Application:** SE - 1184 / SE 24 - 06
and V - 1184 / V 24 - 04
Applicant: Z.H. Stafford III

Location: 20 S. Aurora Street
Tax Map 0104, Grid 0000, Parcel 1572
Zoning District: R-7A
Request: Special Exception request pursuant to Section 28-1303.5 B of the Town of Easton Zoning Ordinance, use (1) 103.4 in Table 2.1 of Section 28-201 to be utilized as a Fourplex, stacked* in the R-7A Residential zoning district.

The applicant is also requesting a variance pursuant to Section 28-1303.5 C of the Town of Easton Zoning Ordinance from Section 28-302.2.C, the minimum front, rear, and side setbacks for all uses and structures in the R-7A zoning district; Section 28-302.2.E, the minimum building envelope of sixty (60) feet deep by thirty (30) feet wide; Section 28-1007.1.13.D, the minimum lot width of fifty (50) feet for a stacked Fourplex; and Section 28-1001.3.A, the number of required parking spaces for all uses and structures.

The applicant is proposing to construct a two-story structure on the vacant parcel located at 20 S. Aurora Street, also known as Tax Map 0104, Grid 0000, Parcel 1572. This application was granted a Certificate of Appropriateness for construction from the Historic District Commission at their May 13, 2024 meeting.

4. Discussion Item

5. Adjournment