



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
Applicant: *and* V - 1184 / V 24 - 04
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



Town of Easton Board of Zoning Appeals

Draft Decision Summary

Tuesday, May 21, 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
\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Board Members:

Gary Molchan, Vice Chairman

Zakary A. Krebeck

Paul Weber, Alternate

Absent:

Board Members:

Peter Cotter, Chairman

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 — Vice Chairman Molchan called the meeting to order at 9:00 a.m.

2. Decision Summary Review —

**Board Member Krebeck moved to approve the April 16, 2024 Decision Summary.
Alternate Member Weber seconded the motion.**

<u>Vote</u>	<u>3 - 0 - 1</u>
FOR:	3 - Molchan, Krebeck, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Cotter

3. Applications —

a. File No.:	SE - 1187 / SE 24 - 02
Applicant:	Builders First Source
Location:	8401 Ocean Gateway, Easton, MD 21601

Tax Map 0102, Grid 0EA, Parcel 2934,

Zoning: CG

Request: The applicant is requesting a Special Exception pursuant to Section 28-201 of the Zoning Code (Table 2.1 (5) (506)) for a Contractor Supply Office with Outside Storage within the CG - Commercial General zoning district. The applicant intends to construct a 130 foot-long racking structure outside of the existing facility to hold additional building materials and other merchandise to be sold at the establishment.

Background: There are four (4) approved Special Exceptions on record for the existing use of this property. **SE-278** was first approved in 1987, allowing the construction of an addition to operate a garden center in the existing home center. The second (**SE-303**), was approved by the Board in 1988 allowing for the construction of new off-street parking and storage space. **SE-383** was approved by the Board in 1991 for the construction of a large storage shed, and was conditioned upon the installation of plantings to screen the building from view. The fourth recorded Special Exception (**SE-587**) was approved by the Board in 2000, and permitted the construction of additional outdoor storage racks. This approval was conditioned upon the installation of additional landscaping beyond what was required by the Ordinance.

Section 28-1305.B.8.c of the Zoning Ordinance specifies that major modifications to an approved Special Exception shall be reviewed via the same process as a new Special Exception application. Town Planning staff has determined that this activity represents a major modification to the previously approved Special Exception.

Staff recommends the following conditions:

1. The applicant shall remove all invasive vines from the landscaped buffer along Ocean Gateway and replace any dead landscaped plantings in-kind.
2. The applicant shall submit a landscape plan prior to the issuance of a building permit that effectively screens the proposed structure from view using a mix of native evergreen plantings and deciduous trees. These plantings shall be installed within 30-days of the building permits issuance.

Staff Presentation:

Nicholas Johnson, Planner

Lynn B. Thomas, Town Planner

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Eric Bridge, Builders First Source

Public Comment — None

Alternate Member Weber moved to approve the Special Exception request with the following conditions:

1. The applicant shall provide a landscape plan with screening of the storage area from view of Route 50 as deemed appropriate by staff. These plantings shall be installed within 30-days of the building permit issuance.
2. The applicant shall remove all invasive vines from the landscaped buffer along Ocean Gateway and replace any dead landscaped plantings in-kind.

Board Member Krebeck seconded the motion.

Vote	3 - 0 - 1
FOR:	3 - Molchan, Krebeck, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Cotter

- b. **File No.:** SE - 1190 / SE 24 - 03
Applicant: Brenda Kirby Stango
Location: 534 S. Aurora Street, Easton, MD 21601
Tax Map 0106, Grid 0EA, Parcel 2457, Lot 1
Zoning: R-10A
Request: The applicant is requesting a Special Exception pursuant to Section 28-201 (Table 2.1 (1) (121)) to allow the operation of a Short-Term Housing unit within the R-10A Residential zoning district.

Staff recommends the following condition:

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

Applicant Presentation:
Brenda Kirby Stango

Public Comment — None

Board Member Krebeck moved to approve the Special Exception request with the following conditions:

1. The applicant shall obtain a rental license to operate a short-term rental through the Town's Rental Housing Program.
2. The applicant shall provide sufficient space for off street parking as deemed necessary by Code Enforcement.

Alternate Member Weber seconded the motion.

Vote	3 - 0 - 1
FOR:	3 - Molchan, Krebeck, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Cotter

- c. **File No.:** SE - 1156 / SE 24 - 04
Applicant: Davis, Bowen & Friedel, Inc.
Location: 28640 Mary's Court, Easton, MD 21601
Tax Map 0025, Grid 0022, Parcel 0046, Lot 14
Zoning: BC
Request: The applicant is requesting a Special Exception pursuant to Section 28-201 of the Zoning Code (Table 2.1 (3) (304)) for the subject property to be utilized as a Fire, Rescue, or Police Station in the BC - Business Commercial zoning district. The Talbot County Sheriff's Office, and the Talbot County Department of Emergency Services intend to relocate their offices to this newly improved facility. Prior to this meeting, this application (2024 - 1156) received approval for a Supplemental Parking Waiver from the required number of parking spaces from Town of Easton Planning Commission at their May 16, 2024 meeting.

Staff recommends the following condition:

1. The applicant shall obtain a parking waiver from the Planning Commission from the minimum parking requirements.

Staff noted that this condition is no longer necessary as the Applicant has obtained the parking waiver referenced in the suggested condition.

Staff Presentation:

Nicholas Johnson, Planner
Lynn B. Thomas, Town Planner
Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:
Robert J. Duma, P.E.

Public Comment — None

Alternate Member Weber moved to approve the Special Exception request as submitted. Board Member Krebeck seconded the motion.

Vote	3 - 0 - 1
FOR:	3 - Molchan, Krebeck, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Cotter

4. Discussion Item — None

5. Adjournment — Vice Chairman Molchan motioned to adjourn. Board Member Krebeck seconded. The meeting was adjourned at 9:38 a.m.



TOWN OF EASTON
Planning & Zoning Department
14 South Harrison Street
P.O. Box 520
Easton, Maryland 21601

NOTICE OF APPLICATION SUMMARY
2024-06-18
SE-1226 / SE 24-05

Applicant notified of hearing date: Email: 2024-05-29 – 20 days

Exhibit A: Staff Report – 2024-06-11 – 7 days

Exhibit B: Application – 2024-05-21 – 28 days

Exhibit C: Notice Compilation

Applicant Hearing Letter: 2024-05-29 – 20 days

400' Notices Distributed: 2024-05-29 – 20 days

Exhibit D: Public Advertisement

Advertisement sent to the Star Democrat: 2024-05-29 – 20 days

Advertisement run in Star Democrat: 2024-06-02 – 16 days

Exhibit E: Picture of Property Sign Posting – 2024-05-29 – 20 days

Exhibit F: Paid Receipt – 2024-06-05 – 13 days

Exhibit 'A'

Date of Hearing: June 18, 2024

3a

**BOARD OF ZONING APPEALS
PUBLIC HEARING
STAFF REPORT**

SUBJECT: SPECIAL EXCEPTION 1226

ELECTION WARD: Ward 4

CRITICAL ACTION DATE: At the pleasure of the Board.

STAFF CONTACTS: Nicholas Johnson - Town Planner - Current
Miguel Salinas – Director of Planning and Zoning

APPLICANT: Andrew Blackwood

PURPOSE: The applicant is seeking a special exception to operate a Short-Term Housing unit within the R-7A Zoning District. The request stems from a Code Enforcement case opened on April 3, 2024.

RECOMMENDATION: Staff supports a Board **approval** of the application with the condition that the applicant obtains a rental license from the Town and to obtain a building permit for any swimming facilities. The proposed use is residential in nature and will not alter the neighborhood’s existing residential character of the area. The Town has implemented a rental license program that has additional requirements for Short-Term Housing rentals that will help mitigate any possible negative externalities.

APPLICATION INFORMATION:	
APPLICANT: Andrew Blackwood 207 Choptank Avenue Easton MD, 21601	REPRESENTATIVE: N/A
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 105, Parcel 1669	0.41

ACCEPTANCE DATE: May 21, 2024	LOCATION: 207 Choptank Avenue
EXISTING ZONING R-7A	EXISTING LAND USE: Residential
HISTORIC DISTRICT: No	FUTURE LAND USE: Residential

CONTEXT:

Location/Site Access – The subject property is located on Choptank Avenue directly across from St’s Peter and Paul Elementary and Middle School.

Existing Conditions – The subject property is best described as an existing single family dwelling unit. The property also contains a 24’ x 24’ shed permitted in 2005 and an unpermitted swimming pool. Code Enforcement discovered through an online search that an Airbnb is being operated out of this property.

Surrounding Properties –

	Land Use	Zoning District(s)	Future Planned Land Use
South	Residential	R-7A	Residential
North	Residential	R-7A	Residential
East	Institutional	R-7A	Residential

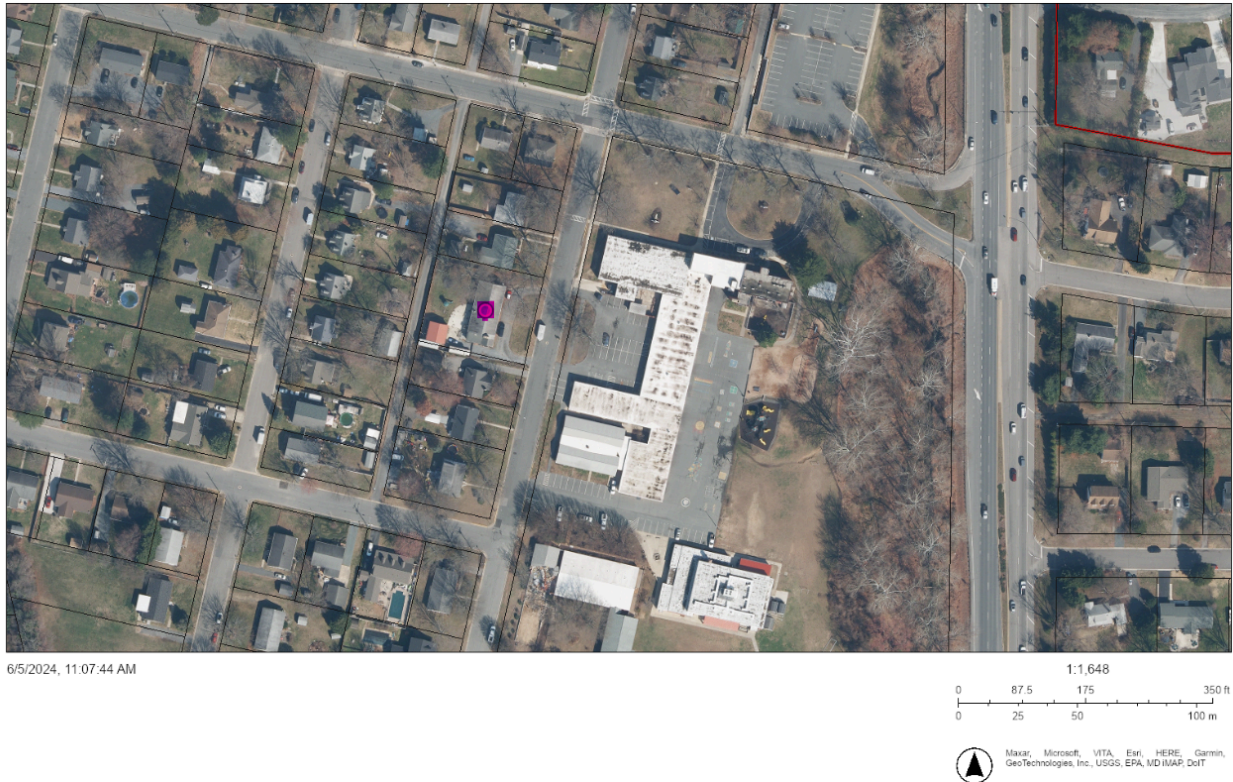


Figure 1 Vicinity Map

PROPOSAL: The applicant is proposing to operate a Short-Term Housing unit within the R-7A Zoning District. Short-Term Housing is permitted within the R-7A Zoning District by special exception and is subject to additional requirements for rental housing. These additional requirements are found in §14-19 of the Town Code and are as follows;

- 1. The structure in which the Short Term housing takes place shall be the principal residence of the owner of the property, or an outbuilding located on the same property provided said outbuilding satisfies all Building, Fire, and Safety Codes and Regulations for use in this manner.*
- 2. The owner shall provide personal contact information (name, address, telephone number and e-mail address) to be contacted 24 hours a day for any complaints or problems. If the owner of the property does not remain in Talbot County during the rental period, the owner must provide contact information for an agent that can be contacted 24 hours a day regarding any problems or issues. The named agent must have a principal residence within Talbot County.*
- 3. Availability. Upon request by any neighbor or other person who may be affected by the short-term housing, the Code Enforcement Office may provide the property owner's and/or agent's name and contact information.*
- 4. In addition to providing the information to the Town of Easton, the owner shall provide the contact information to all properties within 400 feet of the owner's property by certified mail, return receipt requested, and regular mail on at least an annual basis.*

5. *The property owner or agent shall provide proof of the notifications to the Code Enforcement Office with their housing license application.*
6. *Multiple occupancies of the same property at the same time shall be prohibited. Only one lease of the property shall be permitted at any one time.*
7. *There shall be no commercial food sales or preparation. Meals provided by the owner for guests shall be limited to continental breakfast items. Nothing herein shall limit the guests' ability to prepare their own food on the property.*
8. *The property owner shall maintain property and liability insurance with an insurer who is aware of the owner's short term housing exposure and that will respond in the event of a covered loss with liability limits of at least Five Hundred Thousand Dollars (\$500,000.00) and shall provide proof of said insurance at the time of application for a license.*
9. *Short Term Housing shall be required to pay all applicable Accommodations Taxes.*

BACKGROUND: On April 3, 2024, Code Enforcement opened a case and sent a letter regarding a Short-Term Housing rental (Airbnb) operating without a special exception or rental license at 207 Choptank Avenue. The letter directed the property owner to apply for a special exception by April 12, 2024 in order to correct the violation. The property owner subsequently filed an application for a special exception.

OUTSTANDING ISSUE:

1. Aerial imagery taken in 2019 and July of 2022 (*See Figure 2*) shows that an in-ground swimming pool was installed in the rear yard. The Town's records do not show a building permit ever being issued for the installation of a swimming pool at this property. Given that no review was conducted on this swimming facility prior to installation by the Building Inspection Department, the Town cannot guarantee that it meets all applicable life safety and electrical codes.



Figure 2 Aerial Imagery 2019 v 2022

POLICY ANALYSIS (SPECIAL EXCEPTION)

a. The proposed use conforms in all aspects to minimum requirements of the district in which it is located.

Analysis – The proposed Short-Term Housing unit will be required to obtain a rental license through the Town’s Rental Housing Program. Chapter 14 of the Town Code outlines various requirements that must be met in order for a rental license to be granted.

b. The proposed use is not adversely affecting the health, safety, and general welfare of residents of the area.

Analysis – Chapter 14 of the Town Code outlines various requirements that property owners must follow in order to protect the health, safety, and general welfare of the area. These include establishing a reporting network for any potential issues by providing the owner’s contact information to all residents within 400 feet of the premises and a requirement to obtain liability insurance.

Staff notes that any swimming facility located on this property may pose a health and safety concern, not just for the owners but for the renters as well, as it has not been inspected or reviewed by the Building Inspection Department.

c. The proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area or the proposed special exceptions;

Analysis – The proposed use is located within an established neighborhood that is already served by the public facilities necessary to support residential uses.

d. The proposed use will not create congestion in the streets or undue traffic hazards, and that adequate egress and ingress are provided;

Analysis – Vehicular egress and ingress to the property is provided via Choptank Avenue. The proposed use should not generate enough additional traffic to cause an undue traffic hazard.

e. The proposed use will not adversely affect the area and surrounding property due to adverse environmental characteristics including undue smoke, odor, noise, improper drainage, or inadequate access;

Analysis – The proposed use is residential in nature and does not generate any adverse environmental impacts such as smoke or odor. The rental license requirements to have the home be the principal residence of the property owner and to provide the owner’s contact information to all properties within 400 feet may help limit any noise related impacts. There are no proposed changes to the footprint of the structure that would affect the existing drainage. Adequate vehicular access is provided to the property through Choptank Avenue.

f. The proposed use will not adversely affect the established character of the area.

Analysis – The proposed use is residential in nature which is in keeping with the established character of the area.

g. The proposed use shall be in conformity with the provisions of the Easton Comprehensive Plan including those provisions of the Comprehensive Plan relating to design and performance standards for the development or redevelopment of land. In addition to the criteria set forth elsewhere herein when considering an application for additional principal uses upon an approved lot, the proposed additional uses shall be compatible and complementary and uses customarily found near or in conjunction with one another. This provision may not be used to permit shopping centers which are governed by other provisions of this Ordinance.

Analysis – The Comprehensive Plan’s future land use map designates this property as residential which is in keeping with the proposed use. There are no proposed changes to the structure that would relate to the Comprehensive Plan’s design and performance standards.

RECOMMENDED CONDITION:

1. The applicant shall obtain a rental license to operate a Short-Term Housing rental through the Town’s Rental Housing Program.
2. The applicant shall obtain an after-the-fact building permit for any unpermitted swimming facilities located on the property.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Special Exception 1226 with staff’s recommended condition.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1226 based on the following findings...

OR

3. I move an alternate motion.

Exhibit 'B'



TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

RECEIVED
MAY 21 2024
TOWN OF EASTON

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

☐ VARIANCE ☐ APPEAL ☒ SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	207 Choptank Ave, Easton MD 21601						
TAX MAP	105	GRID	0000	PARCEL	1669	LOT	5,6
DEED REFERENCE	LIBER	2296	FOLIO	139			
PLAT REFERENCE	LIBER		FOLIO				
EXISTING USE	residential						
ZONING DISTRICT	R7A						

HISTORIC DISTRICT Y ☐ N ☒ Planned Redevelopment District Y ☐ N ☒

OWNER

NAME	Andrew Blackwood and Reef Fennsclaffer		
MAILING ADDRESS	207 Choptank Ave		
TELEPHONE NO.	443-988-3413	EMAIL	207blackfins@gmail.com

APPLICANT OR AGENT

NAME	Andrew Blackwood		
MAILING ADDRESS	207 Choptank Ave, Easton, MD 21601		
TELEPHONE NO.	443-988-3413	EMAIL	207Blackfins@gmail.com

Surveyor / Engineer

NAME			
License Number and Expiration			
MAILING ADDRESS			
TELEPHONE NO.		EMAIL	

REQUEST DETAILS

SUBJECT TO PREVIOUS BOZA APPLICATION Y ☐ N ☒

ZONING ORDINANCE SECTION

☒ INCLUDE ALL REQUIRED ITEMS FROM THE APPLICABLE CHECKLIST

ANY MODIFICATIONS DURING REVIEW SHALL WARRANT AN UPDATED APPLICATION.

I DO HEREBY SOLEMNLY DECLARE AND AFFIRM THAT THE INFORMATION PROVIDED BY THIS APPLICATION AND THE DOCUMENTS ATTACHED HERETO ACCURATELY REPRESENT THE CONDITIONS OF THE REQUEST AND THAT SUBMISSION OF AN INCOMPLETE APPLICATION WILL BE RETURNED FOR CORRECTION PRIOR TO PROCESSING.

SIGNATURE OF APPLICANT OR AGENT	
Date	5-10-24
PRINTED NAME OF APPLICANT OR AGENT	Adam D. Blackwood

For Office Use Only

Project Number	SE 24-05	Fee Received	05/21/2024
Application Number	2024 - 1226	Application Notification	05/29/2024
Filing Date	05/21/2024	Property Posting Date	05/29/2024
BOZA Hearing Date	06/18/2024	Notice(s) Published	06/02/2024
If ESDR, Date			

Revised 11-2023

Andrew Blackwood & Rut Finnsdottir
207 Choptank Ave
Easton, MD 21601
207blackfinns@gmail.com

To whom it may concern,

We are requesting a Special Exception to allow us to use a portion of our home as a short-term rental. The portion in question is a spare bedroom and adjacent bathroom in our home. This idea came to us last year, after Rut spent a weekend renting a bedroom in a private home in Virginia Beach, VA. She felt comfortable and relaxed, actually in someone's home and feeling much like a guest. This is a feeling we hope to offer our guests.

We are a married couple who have lived in the Town of Easton since 2011 and this house since Nov 2013. Andrew is a paramedic and Rut a licensed veterinary technician. We have four children, two of whom are now away at college. When the older children are away, portions of our home are empty and feeling wasted. We do often entertain friends and family from afar and we love having space for them. We would also like to put this empty space to good use and enjoy the social and cultural exchange possible as hosts for short-term rentals when our friends and family are not visiting.

We hope you will grant this Special Exception Application. If there are any questions please let us know.

Kind regards,



Andrew Blackwood



Rut Finnsdottir

We hope to use websites like airbnb to invite visitors to come enjoy the Town of Easton. Because we are proposing to use a spare bedroom in our home and we do have a family with children in the home are ages 6 and 15. We will be thoughtful about check-in and check-out hours and frequency, noise, the number of guests, etc. We hope to make our guests' stay comfortable and plan to have information available for local attractions, events and performances. We will not need to use employees, as we will prepare and clean the room ourselves between guests. We do not require on street parking, as our home is located on a double lot with a large driveway and parking area. We believe there to be no adverse impact on traffic patterns. Because we have a nice-size room to offer, we expect our guests will be single professionals, couples looking for a home away from home and even small families with a young child looking for affordable accommodations. We will not tolerate anyone who makes excessive noise or is disruptive to our family life. We will not tolerate someone who brings weapons, drugs or appears to be under the influence. We do not plan to make any structural or dimensional changes to our home. There are no additional buildings or structures included in this proposal.

Findings of Fact responses:

- a. Yes, we believe the proposed use conforms to all minimum requirements. We are not making any changes to the building, yard, structures or physical features of the property. From outside perspective this will appear to continue being a single family home.
- b. The proposed use will not adversely affect the health, safety or general welfare of residents of the area. Neighborhood safety should actually be improved, as we have recently added a video surveillance system to monitor and record deliveries and guests to our home.
- c. No, the proposed use will not interfere with the adequate and orderly provision of public facilities. Our household is now smaller due to our older children living away at college; our interest in short-term rental guests will only be available when family is not using that space so the overall number of people in the home, using public utilities and traffic is essentially the same as when we are just family living here.
- d. The proposed use will not create congestion in the streets or cause any undue traffic hazards. While we do have 120' of road frontage with curbside parking available, we have ample off-street parking and do not expect any disturbance of the community. There is no need to modify the ingress / egress from our property to the street, as the existing U-shaped driveway offers safe access to the street with good visibility.
- e. No, the proposed use will not adversely affect the area or surrounding property due to adverse environmental characteristics. We do not permit smoking of any kind on our property and we maintain a clean household with proper drainage. We have always been respectful to our neighbors in regards to noise and outdoor lighting, we will continue to do so.
- f. No, the proposed use will not adversely affect the established character of the area. The number of people, vehicles and general traffic will be very similar to when it's just our family; the bedroom & bathroom we have to offer for short-term rental is only available when our oldest children are not staying with us.
- g. Yes, the proposed use conforms to the provisions of the Town of Easton Comprehensive Plan. We do not believe anyone would be able to perceive if we have guests, or if the cars and people on our property are our family, friends or short-term rental guests. This will continue to be our home, we will not be making the short-term rental available if we are away on family vacation.

Real Property Data Search ()
Search Result for TALBOT COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 014412

Owner Information

Owner Name:	BLACKWOOD ANDREW D FINNSDOTTIR RUT	Use:	RESIDENTIAL
Mailing Address:	207 CHOPTANK AVE EASTON MD 21601-4010	Principal Residence:	YES
		Deed Reference:	/02296/ 00139

Location & Structure Information

Premises Address:	207 CHOPTANK AVE EASTON 21601-0000	Legal Description:	LOTS 5,6-120X150 207 E/S CHOPTANK AVE EASTON
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0105	0000	1669	1230021.21	0000				2022	Plat Ref:

Town: EASTON

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1958	2,919 SF		18,000 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	NO	STANDARD UNIT	BRICK/	4	5 full		

Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments As of 07/01/2023	As of 07/01/2024
Land:	87,000	85,100		
Improvements	251,800	271,800		
Total:	338,800	356,900	350,867	356,900
Preferential Land:	0	0		

Transfer Information

Seller: BLACKWOOD ANDREW D ETAL	Date: 09/25/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02296/ 00139	Deed2:
Seller: GERLAND WILLIAM E AND ELANI K	Date: 11/13/2013	Price: \$320,000
Type: ARMS LENGTH IMPROVED	Deed1: /02134/ 00352	Deed2:
Seller: MARTH, KATHERINE ANDREW	Date: 05/17/2005	Price: \$225,000
Type: ARMS LENGTH IMPROVED	Deed1: MAS /01331/ 00213	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.0000.00	0.0000.00

Special Tax Recapture: None

Homestead Application Information

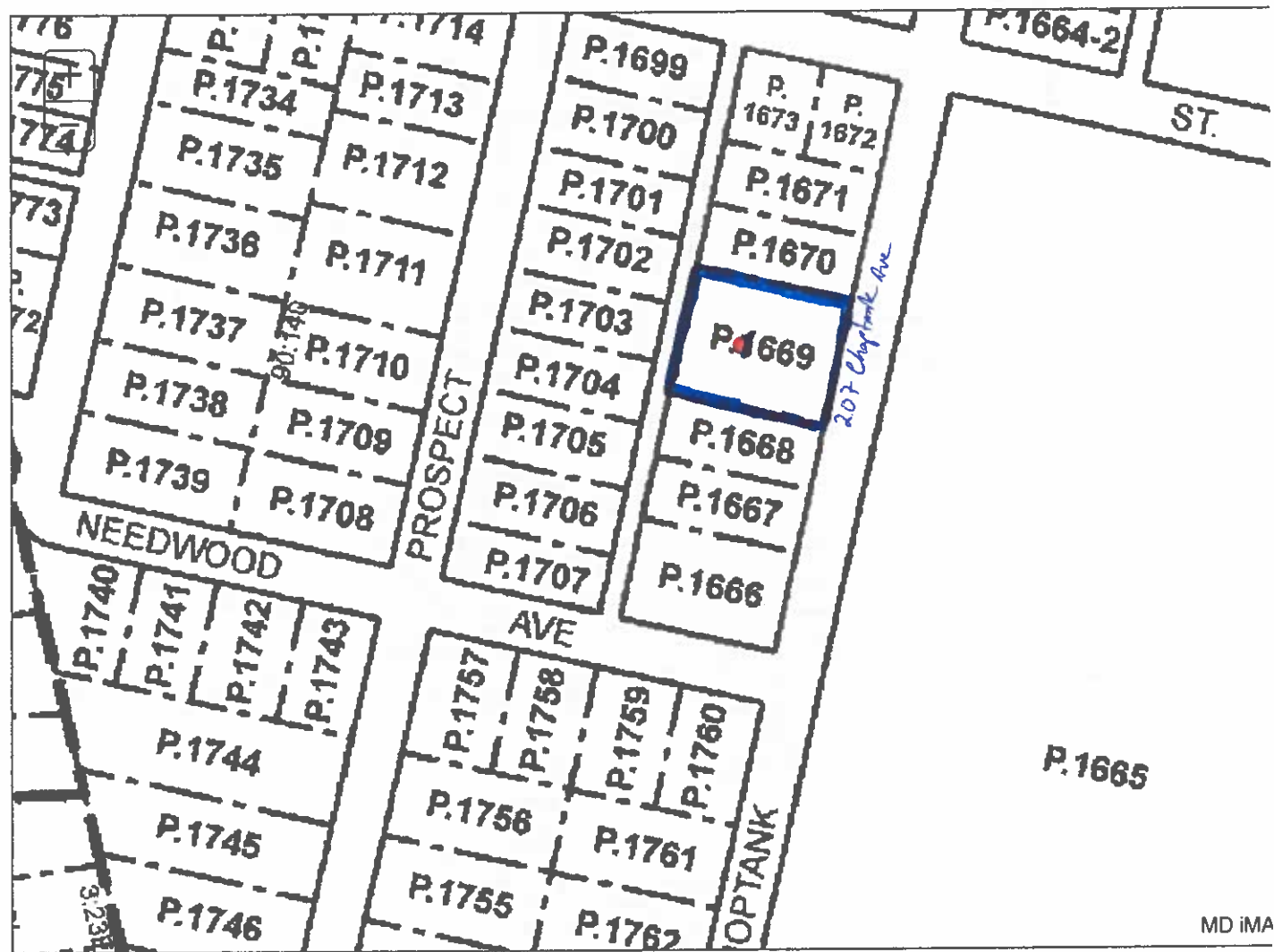
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

istrict: **01** Account Number: **014412**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

FLOOD STATUS

Zone.....

Parcel No. 240067.0002B..

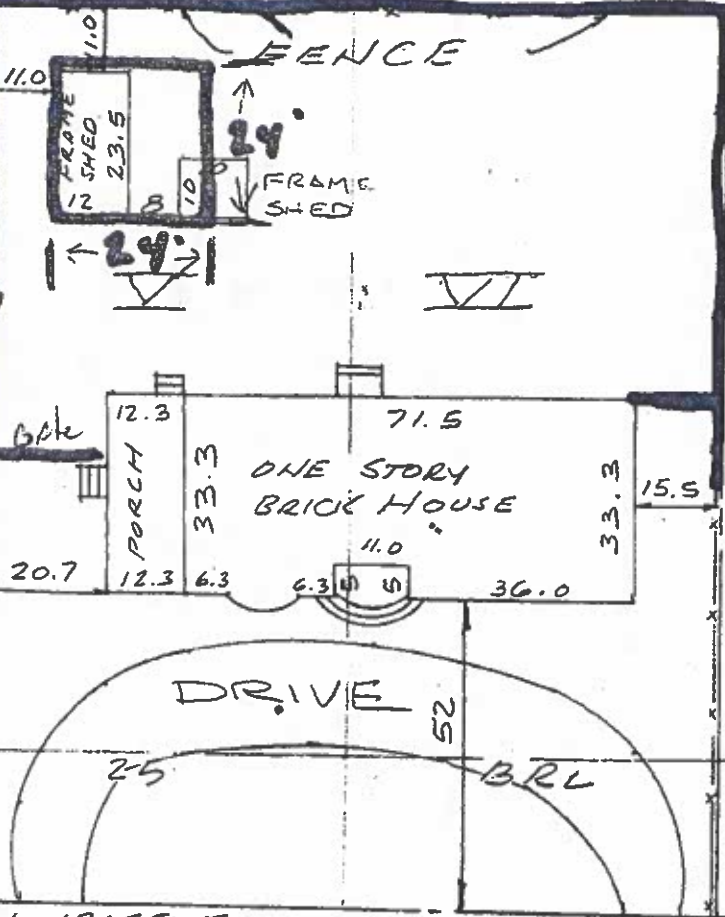
Date..SEPT..28..1984..

Address.....

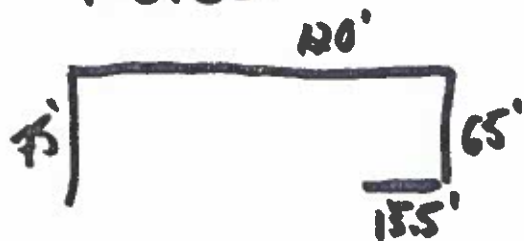
207 CHOPTANK AVE.
EASTON, MD. 21601

GIBSON LANE

S-13.55°W 4 1/2" 120.00



Replacement Fence



CHOPTANK AVE.
DATE 8/31/05

NOTE:

The distances shown from the improvements to the property line may vary 2 feet or more if an actual boundary survey was prepared.

ZONING REVIEW APPROVED

BY Sharon S. Frost County, Maryland
DATE 6.11.18 Elevation District
Plot recorded in P.B. 9

I hereby certify that I have made an Improvement Survey of
LOTS V & VII BLOCK "H"
REVISED EA. SECTION
CARROLLS ADDITION

Subdivision for the purpose of locating the improvements and
the improvements are located as shown. REVISED 5/6/05
Clarence H. Miller 4/29/05
Reg. Prof. Surveyor No. 4011

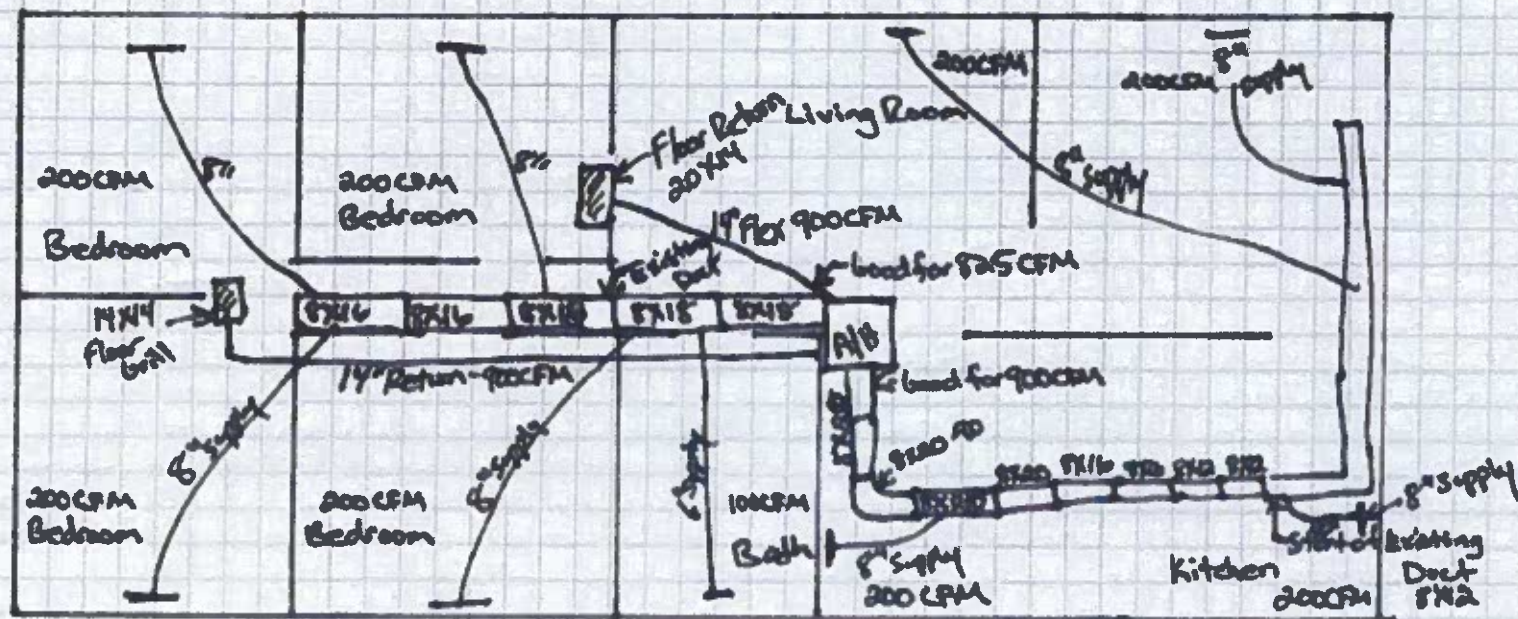
Plot No. 83 Plat No.
Scale: 1" = 30' W.O. No. 0510512
THIS PLAT IS NOT INTENDED TO BE USED FOR
THE PURPOSE OF ESTABLISHING PROPERTY LINES



Office: (410) 820-5112 FAX (410) 820-5105
P.O. Box 207
Denton, Maryland 21626

Andrew Blackwood
257 Choptank Ave
Easton MD 21601

Total CFM - 1600 CFM - 400 CFM Return



TOWN OF EASTON

By Family Heating Service LLC

These Plans Have Been Reviewed for Code Compliance.

This plan review does not relieve the contractor of his responsibility to comply with all applicable codes.

The issuance of a permit based on these plans shall not prevent the Building Official from thereafter requiring a correction of errors in plans, construction, or violations of the code.

LM
Plan Reviewer

Date







Perfection Title, LTD
File No. 15-4211LAA
Tax ID #01-014412

TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
AMT: \$1,002.00
DATE: 9/24/2015
INITIALS: Benson
Prop ID: 01-014412

CERTIFICATION IS MADE THAT ALL TAXES
DUE ON THE PROPERTY INDICATED IN
THIS DEED HAVE BEEN PAID.
FINANCE OFFICER OF TALBOT COUNTY
RANDREW HOLLIS, FIN. OFFICER
DATE 9/24/2015

This Deed, made this 15th day of September, 2015, by and between Andrew D. Blackwood, Rut Finnsdottir and John Temple Blackwood GRANTOR, and Andrew D. Blackwood and Rut Finnsdottir, GRANTEES.

Whereas, the purpose of this deed is to remove a joint tenant from title. Transfer and recordation taxes are based on one-third of the principal balance of the existing mortgage; the principal balance is \$249,264.17, one-third of which is \$83,088.06. County transfer tax at 1% equals \$830.88. State Transfer Tax at .5% equals \$415.44. Documentary Stamps at \$12.00/ thousand equals \$1,002.00.

- **Witnesseth** -

That for and in consideration of the sum of Zero and 00/100 Dollars (\$.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Andrew D. Blackwood and Rut Finnsdottir, as joint tenants, and not as tenants in common, unto the survivor of them, their heirs and assigns, in fee simple, all that lot of ground situate in the County of Talbot, State of Maryland and described as follows, that is to say:

ALL that lot or parcel of land in "Carroll's Addition" in the Town of Easton, Talbot County, Maryland, being all of Lots V & VI of Block "H" as shown upon a map made by Kastenhuber and Anderson, Civil Engineers and Surveyors, entitled "Map Showing Revised Plan for East Section of Block 'H', Carroll's Addition, Property of James Q. Mackey, in the Town of Easton, Talbot County, Maryland", dated July 1954, which plat is recorded among the Plat Records of Talbot County, Maryland in Plat Liber No. 9, Folio 83 and more particularly described by metes and bounds, courses and distances.

BEING the fee simple property which, by Deed dated November 12, 2013, and recorded November 13, 2013 in the Land Records of Talbot County, Maryland, in Liber No. 2134, Folio 352, was granted and conveyed by William E. Gerland and Elani K. Gerland unto Andrew D. Blackwood, Rut Finnsdottir and John Temple Blackwood.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Andrew D. Blackwood and Rut Finnsdottir, as joint tenants, and not as tenants in common, unto the survivor of them, their heirs and assigns, in fee simple.

LIBER 2296 FOLIO 139

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

Lisa Allen
Lisa Allen

Andrew D. Blackwood (Seal)
Rut Finnsdottir (Seal)

STATE OF MARYLAND

COUNTY OF Queen Anne's } ss

I hereby certify that on this 15th day of September, 2015, before me, the subscriber, a Notary Public of the State of Maryland and County of Anne Arundel, personally appeared Andrew D. Blackwood and Rut Finnsdottir, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



LISAA ALLEN
NOTARY PUBLIC
STATE OF MARYLAND
My Commission Expires
April 21, 2019

Lisa Allen
Lisa A. Allen, Notary Public
My commission expires: 4/21/2019

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED
HEREIN HAS BEEN TRANSFERRED ON THE ASSESSMENT
RECORDS OF TALBOT COUNTY.

DAVID H. EWING
SUPERVISOR OF ASSESSMENTS

R AND PERM HOLLIS, FIN. OFFICER 9/24/2015

LIBER 2296 FOLIO 140

WITNESS:

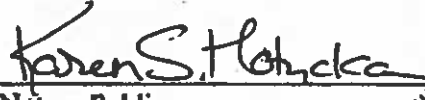



John Temple Blackwood (Seal)

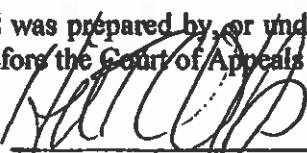
STATE OF Maine }
COUNTY OF Hancock } ss

I hereby certify that on this 11th day of September, 2015, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared John Temple Blackwood, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public
My commission expires: Karen S. Motycka, Notary Public
State of Maine
My Commission Expires 08/17/2016

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


Hil T.C. O'Herlihy, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Andrew D. Blackwood
Rut Finnsdottir
207 Choptank Avenue
Easton, MD 21601

LIBER 2296 FOLIO 141

Mary Ann Shortall, Clerk
Circuit Court For Talbot County
11 N. Washington St., Suite 16
Easton, Maryland 21601

License and Recording
(410) 822-2611 Ext. 4

LR - Deed (w Taxes)
Recording Fee no RT 20.00
Grantor/Grantee Name:
Blackwood/Finnsdottir/
Blackwood
Reference/Control #:
2296/139
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 415.44
LR - County Transfer
Tax - linked 830.88
LR - Non-Resident Tax
- linked 0.00
=====

SubTotal:	1,306.32
=====	
Total:	1,366.32

09/25/2015 10:28
CC20-11
#4903562 CC0205 -
Talbot
County/CC02.05.02 -
Register 02

DOCUMENT VALIDATION
(excluded from page count)

LIBER2296 FOLIO 142

Exhibit 'C'



TOWN OF EASTON

P.O. Box 520
Easton, Maryland 21601

May 29, 2024

Mr. Andrew Blackwood
207 Choptank Avenue
Easton, Maryland 21601

Re: BOZA Application SE-1226 / SE 24-05
207 Choptank Avenue
Tax Map 0105, Grid 000, Parcel 1669
Easton, Maryland 21601

Mr. Blackwood,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, June 18, 2024 at 9:00 A. M.*** in the Chambers of the Mayor and Council of Easton. You should appear at the above time and place, together with any witnesses you may care to present and be prepared to submit evidence, which will establish:

1. the proposed use conforms in all aspects to minimum requirements of the district in which it is located;
2. the proposed use is not adversely affecting the health, safety, and general welfare of residents of the area;
3. the proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area or the proposed special exception;
4. the proposed use will not create congestion in the streets or undue traffic hazards, and that adequate egress and ingress are provided;
5. the proposed use will not adversely affect the area and surrounding property due to adverse environmental characteristics including undue smoke, odor, noise, improper drainage, or inadequate access;
6. the proposed use will not adversely affect the established character of the area;
7. the proposed use shall be in conformity with the provisions of the Easton

Comprehensive Plan including those provisions of the Comprehensive Plan relating to design and performance standards for the development or redevelopment of land. In addition to the criteria set forth elsewhere herein when considering an application for additional principal uses upon an approved lot, the proposed additional uses shall be compatible and complementary to uses customarily found near or in conjunction with one another. This provision may not be used to permit shopping centers which are governed by other provisions of this Ordinance.

NOTE: In the event your application pending before the Easton Board of Zoning Appeals requires a recommendation to the Board from the Easton Planning and Zoning Commission, the Appeals Board will not hear your application until it is in receipt of the Planning and Zoning Commission's recommendation. It is your responsibility to see that the recommendation required is before the Board of Zoning Appeals before any evidence is heard.

If there are any restrictions attached to the deed of the property subject to this application, please advise the Board thereof.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning and Zoning Department
410-822-1943 ssmith@eastonMD.gov



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

June 3, 2024

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, June 18, 2024 at 9:00 a.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. The Town of Easton Zoning Ordinance requires that owners of property located within 400 feet of a parcel on which certain types of applications are pending be given notice of upcoming meetings or hearings. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. Notice has also been sent to the Star Democrat, a sign has been posted at the subject property and the hearing agenda has been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Application SE - 1226 / SE 24 - 05 has been filed on behalf of Andrew Blackwood, pursuant to Section 28-1303.5.B of the Zoning Ordinance (Ordinance) of the Town of Easton, to obtain a Special Exception for use 121 in Table 2.1 of Section 28-201 of the Ordinance, to be utilized as Short-Term Housing. The property is located at 207 Choptank Avenue, Easton, Maryland, also known as Tax Map 0105, Grid 0000, Parcel 1669, and is situated in the R-7A – Residential District. The property is owned by Andrew Blackwood and Rut Finnsdottir.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting via the Town's website at <https://www.eastonmd.gov/129/Agendas-Minutes>.** If you have any questions regarding this application, please contact the Planning Office at (410) 822-1943 or via email at ssmith@eastonMD.gov.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov

Exhibit 'D'

THE STAR DEMOCRAT - ONE TIME - SUNDAY, JUNE 2, 2024

NOTICE

Notice is hereby given that Application SE - 1226 / SE 24 - 05 has been filed on behalf of Andrew Blackwood, pursuant to Section 28-1303.5.B of the Zoning Ordinance (Ordinance) of the Town of Easton, to obtain a Special Exception for use 121 in Table 2.1 of Section 28-202 of the Ordinance, to be utilized as Short-Term Housing.

The property is located at 207 Choptank Avenue, Easton, Maryland, also known as Tax Map 0105, Grid 0000, Parcel 1669, and is situated in the R-7A – Residential District. The property is owned by Andrew Blackwood and Rut Finnsdottir. A copy of the application may be inspected during normal business hours in the Department of Planning and Zoning. The undersigned Board will hold a public hearing with respect to said application on Tuesday, June 18, 2024 at 9:00 A.M. in the Town Council Chambers, second floor, located at 14 S. Harrison Street. All interested parties are invited to attend. Please continue to check our website at <https://eastonmd.gov/129/Agendas-Minutes> for agenda updates.

EASTON BOARD OF ZONING APPEALS

Notice to Star Democrat: Please publish as indicated above and send Certificate of Publication to Planning and Zoning, Town of Easton, P.O. Box 520, Easton, Maryland 21601, prior to the date of hearing.

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND
COUNTY OF: Talbot County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "Application SE-1226 / SE24-05..." was published in the:

The Star Democrat 06/02/24



James F. Normandin
President & Publisher

NOTICE

Notice is hereby given that Application SE - 1226 / SE 24 - 05 has been filed on behalf of Andrew Blackwood, pursuant to Section 28-1303.5.B of the Zoning Ordinance (Ordinance) of the Town of Easton, to obtain a Special Exception for use 121 in Table 2.1 of Section 28-202 of the Ordinance, to be utilized as Short-Term Housing.

The property is located at 207 Choptank Avenue, Easton, Maryland, also known as Tax Map 0105, Grid 0000, Parcel 1669, and is situated in the R-7A – Residential District. The property is owned by Andrew Blackwood and Rut Finnsdottir. A copy of the application may be inspected during normal business hours in the Department of Planning and Zoning. The undersigned Board will hold a public hearing with respect to said application on Tuesday, June 18, 2024 at 9:00 A.M. in the Town Council Chambers, second floor, located at 14 S. Harrison Street. All interested parties are invited to attend. Please continue to check our website at <https://eastonmd.gov/129/Agendas-Minutes> for agenda updates.

EASTON BOARD OF ZONING APPEALS

3055530 SD

6/2/2024

Exhibit 'E'



Subject property posting pursuant to Section 28-901.2.H.2 of the Town of Easton Zoning Code - May 29, 2024.



Exhibit 'F'

RECEIPT

TOWN OF EASTON

Planning & Zoning Department

P.O. BOX 520

Easton, Maryland 21601

APPLICATION #	DATE
2024 - 1226	6/5/2024
PROJECT ID	
SE 24-05	

TO:

Andrew Blackwood
207 Choptank Avenue
Easton, Maryland 21601

RE: Application 2024 - 1226 / SE 24-05

207 Choptank Avenue
Tax Map 0105, Grid 000, Parcel 1669
Easton, Maryland 21601

Date	Description	Transaction	Amount
05/22/2024	BOZA - SPECIAL EXCEPTION	Check # 1665	700.00
			-
			-
			-
			-
			-
			-
			-
Thank you!		TOTAL	\$700.00

Paid in full. Thank you!

If you have any questions about this invoice, please contact
Samantha N. Smith, Administrative Specialist (410) 822-1943, ssmith@eastonmd.gov



TOWN OF EASTON
Planning & Zoning Department
14 South Harrison Street
P.O. Box 520
Easton, Maryland 21601

NOTICE OF APPLICATION SUMMARY
2024-06-18
SE 739 / SE 22 - 12

Applicant notified of hearing date: Email: 2024-05-29 – 20 days

Exhibit A: Staff Report – 2024-06-11 – 7 days

Exhibit B: Application (Original Submission) – 2022-08-10 – 657 days

Exhibit C: Notice Compilation

Applicant Hearing Letter: 2024-05-29 – 20 days

400' Notices Distributed: 2024-05-29 – 20 days

Exhibit D: Public Advertisement

Advertisement sent to the Star Democrat: 2024-05-29 – 20 days

Advertisement run in Star Democrat: 2024-06-02 – 16 days

Exhibit E: Picture of Property Sign Posting – 2024-05-29 – 20 days

Exhibit F: Proof of Payment – 2022-08-10 – 657 days

Exhibit 'A'

Date of Hearing: June 18, 2024

3b

BOARD OF ZONING APPEALS PUBLIC HEARING STAFF REPORT

SUBJECT: SPECIAL EXCEPTION 739

ELECTION WARD: Ward 4

CRITICAL ACTION DATE: At the pleasure of the Board.

STAFF CONTACTS: Nicholas Johnson - Town Planner - Current
Miguel Salinas – Director of Planning and Zoning

APPLICANT: Stanley Dean

PURPOSE: The applicant is seeking a special exception to operate a Short-Term Housing unit. The property is located within the MXW Zoning District - Water View subdistrict.

RECOMMENDATION: Staff supports a Board **continuation** of this application pending resolution to all outstanding Critical Area violations (See Outstanding Issues) as the Town may not issue an approval for a Special Exception unless the person seeking the approval has fully paid all penalties, prepared a restoration or mitigation plan approved by the Town, and performed the abatement measures in the approved plan (28-401.13.J of the Town Code). Staff discovered potential violations to the Critical Area regulations after submission and scheduling of the application and the posting of legally-required notifications.

APPLICATION INFORMATION:	
APPLICANT: Stanley Dean 46 Wayman Avenue Easton MD, 21601	REPRESENTATIVE: N/A
PARCELS/ACREAGE:	
Parcel Information	Acreage

Map 34, Grid 9, Parcel 169		0.64
ACCEPTANCE DATE: March 4, 2024	LOCATION: 46 Wayman Avenue	
EXISTING ZONING MXW	EXISTING LAND USE: Residential	
HISTORIC DISTRICT: No	FUTURE LAND USE: Residential	

CONTEXT:

Location/Site Access – The subject property is located on Wayman Avenue and has frontage along the Tred Avon River

Existing Conditions – The subject property is best described as an existing single family detached dwelling unit. The property also contains the foundation of a garage that was demolished in 2021 and a pier that was permitted in 2022. The property is located entirely within the Chesapeake Bay Critical Area and is designated as a Limited Development Area (LDA). Tidal wetlands and the 100-foot shoreline buffer are also present on the property.

Surrounding Properties –

	Land Use	Zoning District(s)	Future Planned Land Use
South	Residential	MXW	Residential
West	Residential	MXW	Residential
East	Residential	MXW	Residential

46 Wayman Avenue Vicinity Map

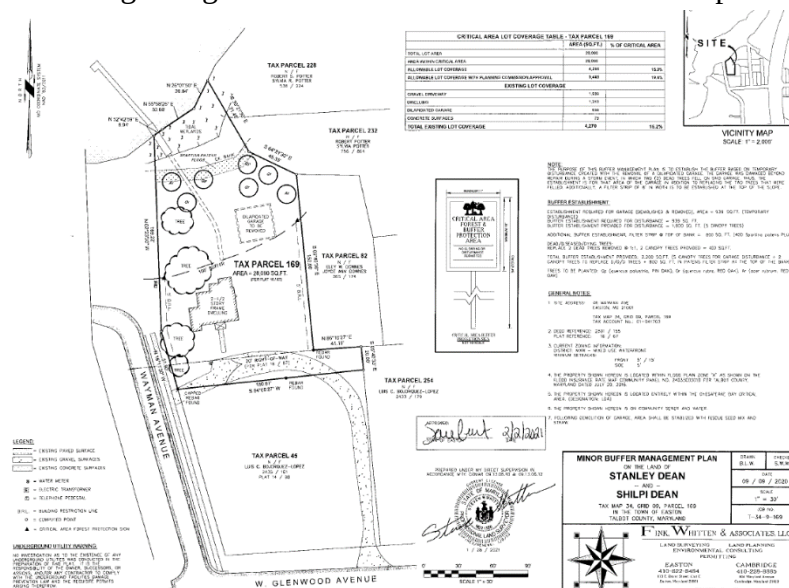


PROPOSAL: The applicant is proposing to operate a Short-Term Housing unit within the MXW Zoning District's Water View sub-district. Short-Term Housing is permitted within the Waterview sub-district by special exception and is subject to additional requirements for rental housing. These additional requirements are found in §14-19 of the Town Code and are as follows;

1. *The structure in which the Short Term housing takes place shall be the principal residence of the owner of the property, or an outbuilding located on the same property provided said outbuilding satisfies all Building, Fire, and Safety Codes and Regulations for use in this manner.*
2. *The owner shall provide personal contact information (name, address, telephone number and e-mail address) to be contacted 24 hours a day for any complaints or problems. If the owner of the property does not remain in Talbot County during the rental period, the owner must provide contact information for an agent that can be contacted 24 hours a day regarding any problems or issues. The named agent must have a principal residence within Talbot County.*
3. *Availability. Upon request by any neighbor or other person who may be affected by the short-term housing, the Code Enforcement Office may provide the property owner's and/or agent's name and contact information.*
4. *In addition to providing the information to the Town of Easton, the owner shall provide the contact information to all properties within 400 feet of the owner's property by certified mail, return receipt requested, and regular mail on at least an annual basis.*
5. *The property owner or agent shall provide proof of the notifications to the Code Enforcement Office with their housing license application.*

OUTSTANDING ISSUES:

1. The State Department of Assessments and Taxation lists the property owner's principal address as Burtonsville Maryland. §14-19 of the Town Code requires that the structure in which the Short Term housing takes place be the principal residence of the owner of the property. If this property is not the applicant's primary residence, a short term rental license could not be issued.
2. Critical Area violations involving the clearing of vegetation within the 100-foot buffer were recorded on this property in both 2020 and 2023. In 2020 a violation notice was issued regarding the demolition of structures without a permit, the stockpiling of debris

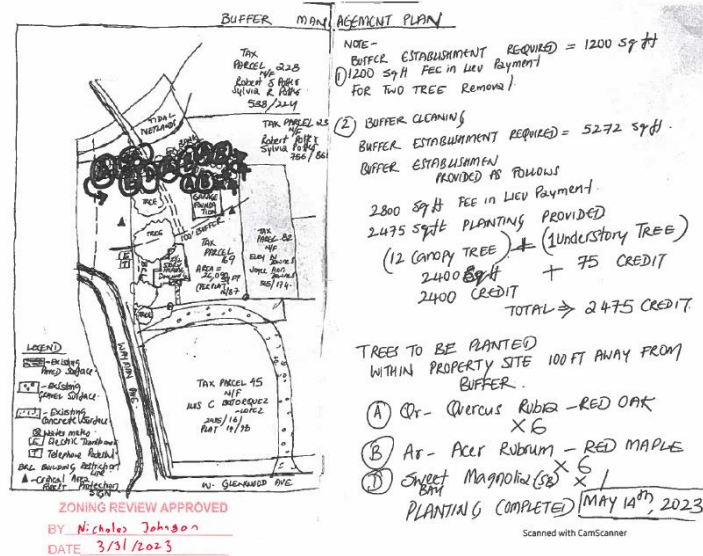


within the 100-foot buffer, and the removal of 3 large canopy trees. A buffer management plan mitigating for the violation was subsequently submitted and approved that involved the planting of *Spartina* grasses and of 7 canopy trees within the 100-foot buffer (See Figure 1).

In 2023 it was discovered that 2

additional large canopy trees were removed without approval and the shoreline within the 100-foot buffer had been cleared (including some of the required plantings from the 2020 violation). A violation notice was issued and the applicant was required to plant 12

canopy trees and pay a fee-in-lieu for additional required plantings that could not be met on site. (See Figure 2)



Subsequent to this application, photographs of the property were taken by staff on June 6th, 2024. The photographs appear to show that these plantings were either removed or have died since they were planted (See Images 1 & 2). New non-pervious parking pads were also installed within the

Critical Area in violation of §28-401.(3)(C) (See Image 3). Lot coverage on parcels between .5 acres and 1 acre in size that existed prior to December 1, 1985 are limited to 15%. Based on the approved buffer management plan from 2021, this lot was already in excess of the 15% lot coverage requirement, prior to the installation of this additional impervious surface, and was considered legally nonconforming for the purposes of lot coverage requirements. Additional lot coverage limits may be exceeded, upon findings by the Planning Commission, provided the additional lot coverage has been minimized and the total lot coverage does not exceed the greater of 25% or 5,445 square feet.

In addition, all plantings installed as part of the approved buffer management plans are 100% guaranteed for a period of at least two years after planting is completed (§28-401.4.F.1). Furthermore, Article 4 states that "If an applicant fails to implement a Buffer Management Plan, that failure shall constitute a violation of this Chapter. A permit for development activity will not be issued for a property that has the violation (§28-401.G.6)."



Images 1 & 2: Critical Area Buffer – June 6th 2024



Images 3 & 4: New Impervious Surface

POLICY ANALYSIS (SPECIAL EXCEPTION)

a. The proposed use conforms in all aspects to minimum requirements of the district in which it is located.

Analysis – The proposed Short-Term Housing unit will be required to obtain a rental license through the Town’s Rental Housing Program. Chapter 14 of the Town Code outlines various requirements that must be met in order for a rental license to be granted.

b. The proposed use is not adversely affecting the health, safety, and general welfare of residents of the area.

Analysis – Chapter 14 of the Town Code outlines various requirements that property owners must follow in order to protect the health, safety, and general welfare of the area. These include establishing a reporting network for any potential issues by providing the owner’s contact information to all residents within 400 feet of the premises and a requirement to obtain liability insurance.

c. The proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area or the proposed special exceptions;

Analysis – The proposed use is located within an established neighborhood that is already served by the public facilities necessary to support residential uses.

d. The proposed use will not create congestion in the streets or undue traffic hazards, and that adequate egress and ingress are provided;

Analysis – Vehicular egress and ingress to the property is provided via a private drive off of Wayman Avenue. The proposed use should not generate enough additional traffic to cause an undue traffic hazard.

e. The proposed use will not adversely affect the area and surrounding property due to adverse environmental characteristics including undue smoke, odor, noise, improper drainage, or inadequate access;

Analysis – The proposed use is residential in nature and does not generate any adverse environmental impacts such as smoke or odor. The rental license requirements to have the home be the principal residence of the property owner and to provide the owner's contact information to all properties within 400 feet may help limit any noise related impacts. There are no proposed changes to the footprint of the structure that would affect the existing drainage. Adequate vehicular access is provided to the property through Wayman Avenue and W Glenwood Avenue.

f. The proposed use will not adversely affect the established character of the area.

Analysis – The proposed use is residential in nature which is in keeping with the established character of the area.

g. The proposed use shall be in conformity with the provisions of the Easton Comprehensive Plan including those provisions of the Comprehensive Plan relating to design and performance standards for the development or redevelopment of land. In addition to the criteria set forth elsewhere herein when considering an application for additional principal uses upon an approved lot, the proposed additional uses shall be compatible and complementary and uses customarily found near or in conjunction with one another. This provision may not be used to permit shopping centers which are governed by other provisions of this Ordinance.

Analysis – The Comprehensive Plan's future land use map designates this property as residential which is in keeping with the proposed use. There are no proposed changes to the structure that would relate to the Comprehensive Plan's design and performance standards.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **table** the application pending resolution to all outstanding Critical Area issues.

OR

2. I move an alternate motion.



TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Exhibit 'B'

RECEIVED
MAR 04 2024
TOWN OF EASTON

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

☐ VARIANCE ☐ APPEAL ☒ SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	46 Wayman Ave , Easton MD 21601						
TAX MAP	34	GRID	09	PARCEL	0169	LOT	
DEED REFERENCE	LIBER	02591	FOLIO	00155			
PLAT REFERENCE	LIBER		FOLIO				
EXISTING USE	Residential						
ZONING DISTRICT							

HISTORIC DISTRICT Y ☐ N ☒ Planned Redevelopment District Y ☐ N ☒

OWNER

NAME	Stanley Dean / Shilpi Dean		
MAILING ADDRESS	46 Wayman Ave, Easton , MD 21601		
TELEPHONE NO.	301-366-7388	EMAIL	AgentStanleyDean@gmail.com

APPLICANT OR AGENT

NAME	Stanley Dean		
MAILING ADDRESS	46 Wayman Ave, Easton, MD 21601		
TELEPHONE NO.	301-366-7388	EMAIL	AgentStanleyDean@gmail.com

Surveyor / Engineer

NAME	SOUTHERN PINE DESIGN -Jake / https://www.southernpinedesign.com/		
License Number and Expiration			
MAILING ADDRESS	424 East North Pointe Drive - Unit #473 - Salisbury, Maryland 21804		
TELEPHONE NO.	443-397-9787	EMAIL	jake@southernpinedesign.com

REQUEST DETAILS

SUBJECT TO PREVIOUS BOZA APPLICATION Y ☐ N ☒

ZONING ORDINANCE SECTION

☒ INCLUDE ALL REQUIRED ITEMS FROM THE APPLICABLE CHECKLIST

A NY MODIFICATIONS DURING REVIEW SHALL WARRANT AN UPDATED APPLICATION.

I DO HEREBY SOLEMNLY DECLARE AND AFFIRM THAT THE INFORMATION PROVIDED BY THIS APPLICATION AND THE DOCUMENTS ATTACHED HERETO ACCURATELY REPRESENT THE CONDITIONS OF THE REQUEST AND THAT SUBMISSION OF AN INCOMPLETE APPLICATION WILL BE RETURNED FOR CORRECTION PRIOR TO PROCESSING .

SIGNATURE OF APPLICANT OR AGENT		
Date	3/1/2024	
PRINTED NAME OF APPLICANT OR AGENT	Stanley Dean	

For Office Use Only

Project Number	SE -831	Fee Received	\$700.00
Application Number	2022 -739	Application Notification	05/29/2024
Filing Date Original: 08/10/2022	03/04/2024	Property Posting Date	05/29/2024
BOZA Hearing Date	06/18/2024	Notice(s) Published	06/02/2024
If ESDR, Date	-		

Revised 11-2023



Board of Zoning Appeals Checklist Special Exception Application

Application review shall not commence unless a complete application is submitted. A complete application includes all **minimum** submission materials and documents on this Checklist of Minimum Submission Requirements.

	Provided	N/A
Required fee payment as determined by the fee schedule adopted by the Town Council	X	
Completed application along with a written, detailed explanation for the purpose of the request	X	
Site plan drawn to scale to include at a minimum the items listed below.	X	
Property boundaries and dimensions	X	
Locations and dimensions of all existing and proposed structures and their locations measured from the nearest property lines		
Setbacks from property lines	X	
Adjoining roads	X	
Established easements	X	
Perennial and intermittent streams		
Tidal and non-tidal wetlands		
Architectural drawings, photographs, elevations, specifications, or other detailed information depicting the exterior appearance of existing and proposed construction, including parking, access, exterior lighting, and signs	X	
A statement explaining in detail how the use is to be operated, including hours of operation, number of anticipated employees, occupants and clientele, traffic impact, and any special equipment, conditions, or limitations that the applicant proposes	X	

If the applicant is not the owner of the subject property, documentation of legal interest in the property or authorization to file application from or on behalf of the owner		
A copy of the deed conveying present ownership of the property	X	
A copy of any covenants or restrictions on the property recorded among the Land Records of Talbot County	X	
Additional documents, records, and exhibits that the applicant intends to introduce or rely upon at the public hearing	X	
Written responses to all the Board's required consideration of the principles relevant to the request (see attached)	X	

Special Exception Findings of Fact

- a. the proposed use conforms in all aspects to minimum requirements of the district in which it is located;
- b. the proposed use is not adversely affecting the health, safety, and general welfare of residents of the area;
- c. the proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area or the proposed special exceptions;
- d. the proposed use will not create congestion in the streets or undue traffic hazards, and that adequate egress and ingress are provided;
- e. the proposed use will not adversely affect the area and surrounding property due to adverse environmental characteristics including undue smoke, odor, noise, improper drainage, or inadequate access;
- f. the proposed use will not adversely affect the established character of the area.
- g. the proposed use shall be in conformity with the provisions of the Easton Comprehensive Plan including those provisions of the Comprehensive Plan relating to design and performance standards for the development or redevelopment of land. In addition to the criteria set forth elsewhere herein when considering an application for additional principal uses upon an approved lot, the proposed additional uses shall be compatible and complimentary and uses customarily found near or in conjunction with one another. This provision may not be used to permit shopping centers which are governed by other provisions of this Ordinance

3. Describe how the proposed variance will not be harmful to the neighborhood or endanger public safety, health, or welfare.
4. What conditions are peculiar to the property? (ie, an unusual or extraordinary circumstance regarding your property that warrants a variance being granted.)
5. Did you (the applicant) take any action that resulted in the need for a variance to be granted?
6. Please describe how a literal enforcement of the Ordinance you are requesting a variance from as written would place a practical hardship or difficulty upon you.

Easton Board of Zoning Appeals 14S Harrison St, Easton MD

Reference - Short Term Rental (STR) Permit Approval Request for 46 Wayman Ave, Easton MD 210601

Dear Zoning Appeal Board,

I trust this letter finds you well. My name is Stanley Dean, and together with my spouse, Shilpi Dean, we are the proud owners of 46 Wayman Ave, Easton. Following the recent completion of a comprehensive renovation and the successful acquisition of a Certificate of Occupancy, we have established this property as our residence, contributing positively to the community.

The renovation process encountered significant challenges, including delays attributed to pandemic-related obstacles, fluctuations in labor costs, and material challenges. Consequently, we experienced an increase in overall project expenses, which we diligently managed alongside the inflationary costs prevalent during that period.

In light of these circumstances, we are seeking your approval for a Short Term Rental (STR) permit for our residence. Our intention is to offset some of the incurred expenses by engaging in responsible and community-minded hospitality practices.

We kindly request that you consider the unique circumstances surrounding our renovation challenges and cost increases during the approval process for the Special Exception/STR permit. We believe that our endeavor aligns with the spirit of the community and will contribute positively to the overall character of Easton.

Thank you for your attention to this matter. We are available for any additional information or meetings required during the review process. Please feel free to contact us at 301-366-7388.

Sincerely,

Stanley Dean Shilpi Dean

301-366-7388

TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Special Exception Findings of Fact

- a. The proposed use conforms in all aspects to the minimum requirements of the district in which it is located.

All aspect for the short-term rental use of the property confirms to the requirements for the Easton district as follows-

1. Meeting Zoning Requirements as approved for Zoning ordinance for STR.
2. The property's lots size meets the minimum requirement as defined in the code.
3. Setback from the property comply with the zoning code from main structure and accessory structures.
4. Lot Coverage falls within allowed limit for STR as defined in the code.

- b. The proposed use is not adversely affecting the health, safety, and general welfare of residents of the area.

1. Short term rental aligns with proposed use for responsible hosting with good screening for potential renters, noise regulations not affecting neighbor's, occupancy limitations, or specific restrictions on gatherings or parties.
2. Short-term rental caters to tourists and visitors, contributing to the local tourism industry and economic activity.
3. Economic Impact- rental generates revenue that contributes to the local economy through taxes and fees.

- c. The proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area or the proposed special exceptions.

Short term rental will have Minimizing Impact on Public Services via Parking Management, Waste Management, guest safety, and will operate within the proposed use framework and contribute to a well-maintained and well-served community in Easton.

d. The proposed use will not create congestion in the streets or undue traffic hazards,
and that adequate egress and ingress are provided.

1. Short-term rental will have responsible occupancy aligning with local regulations to prevent an excessive number of vehicles associated with the property.
2. Sufficient on-site parking spaces are available for guests to avoid increased demand for street parking.
3. Adequate Egress and Ingress that comply with local regulations.

e. The proposed use will not adversely affect the area and surrounding property due to adverse environmental characteristics including undue smoke, odor, noise, improper drainage, or inadequate access.

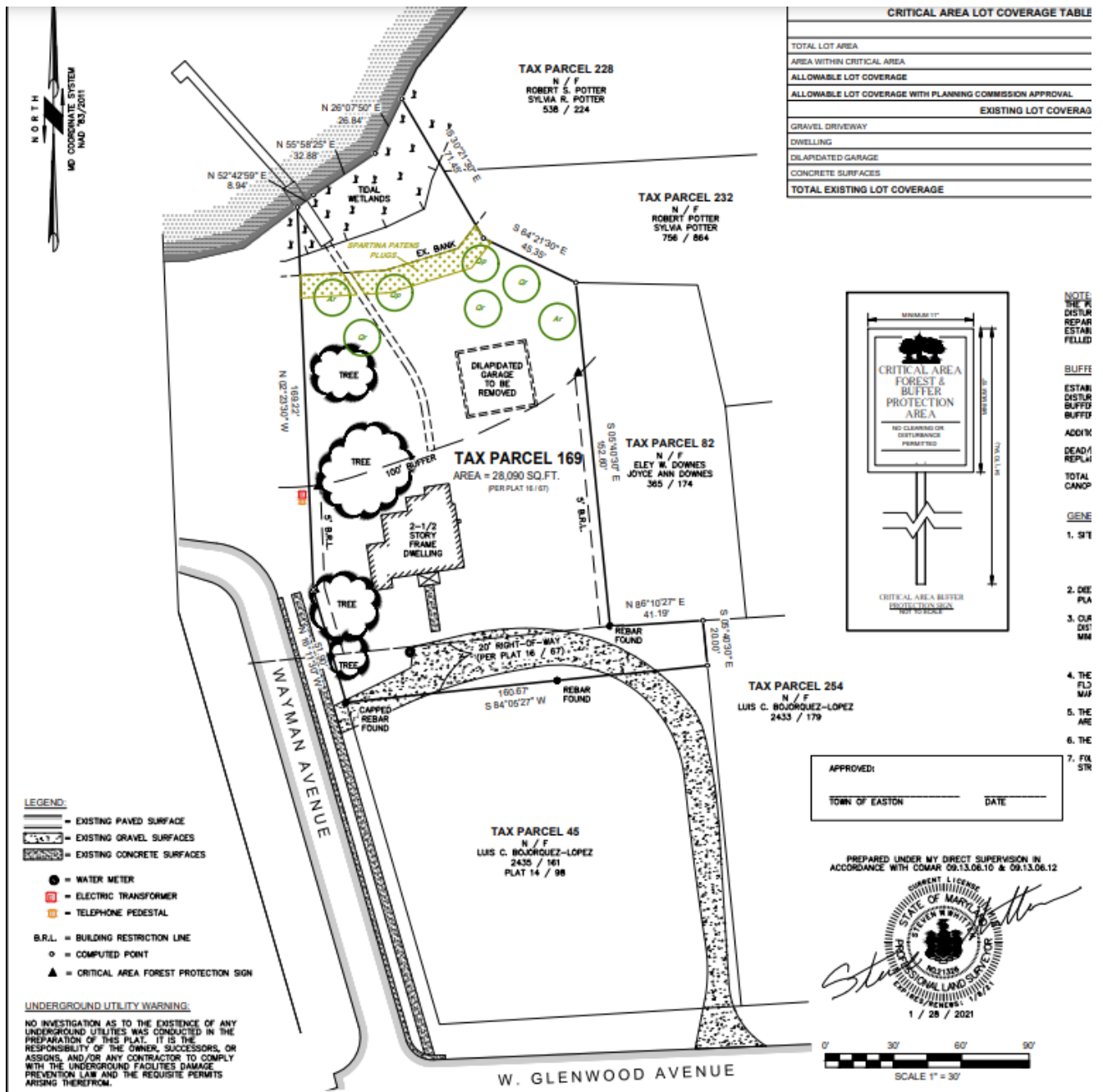
1. The short-term rental will be conducted with responsible hosting practices that minimize environmental disturbances.
2. Clear guest communication provided regarding noise regulations, proper waste disposal, and water conservation measures.
3. Property is maintained in good condition after full rehab to avoid potential issues like drainage problems or excessive waste accumulation.
4. Adequate and properly maintained waste disposal facilities, and clear instructions for guests regarding proper waste sorting and recycling is provided.
5. water-saving appliances have been installed and water-saving shower heads and faucets
6. Occupancy inspection was performed for smoke detectors/ventilation/electrical/plumbing/insulations.

f. The proposed use will not adversely affect the established character of the area.

1. The short-term rental complements the architectural style and overall aesthetic of the neighborhood.
2. Occupancy limitations that align with local regulations to prevent overcrowding and excessive strain on resources. This helps maintain the peaceful atmosphere and prevent disruptions to the neighborhood.
3. Guest provided with clear guidelines regarding noise levels and guest behavior that aligns with the community character.

g. the proposed use shall be in conformity with the provisions of the Easton Comprehensive Plan including those provisions of the Comprehensive Plan relating to design and performance standards for the development or redevelopment of land. In addition to the criteria set forth elsewhere herein when considering an application for additional principal uses upon an approved lot, the proposed additional uses shall be compatible and complimentary and uses customarily found near or in conjunction with one another. This provision may not be used to permit shopping centers which are governed by other provisions of this Ordinance.

Short term rental meets Easton comprehensive plan by meeting zoning compliance, adhering to performance standards contributing positively to the surrounding community and local businesses.



FINK, WHITTEN & ASSOCIATES, LLC.

LAND SURVEYING LAND PLANNING
ENVIRONMENTAL CONSULTING
PERMITTING

EASTON
410-822-8484
113 E. Dover Street, East C
Easton, Maryland 20831

CAMBRIDGE
410-228-8885
304 Maryland Avenue
Cambridge, Maryland 20831

www.FINKWHITTEN.com

General Notes:

- Concrete**
- All slab-on-grade concrete shall develop a minimum compressive strength of 3,000 psi in 28 days.
 - Unless noted otherwise, all concrete flatwork shall conform to the following finishing tolerances, measured as per ASTM E1155:
 - Overall Flatness Number: F1 > 20
 - Minimum Local Flatness Number: F1 > 15
 - Overall Levelness Number: F1 > 10
 - Minimum Local Levelness Number: F1 > 10
 - All sawn control joints are to be cut within 4 hours after the floor slab is poured, such that no surface defects are made from floor traffic. All concrete floors and walls are to be wet cured for 72hrs immediately after placement, as per the recommendations of ACI 302, unless noted otherwise.
 - Where called for on the drawings, floor slabs are to be reinforced with welded wire fabric which shall be placed in flat sheets (not rolls), and shall be lapped two full meshes where required, or, fibre-reinforced concrete shall be provided.
 - All foundations shall bear on undisturbed residual soil, or on tested structural backfill (95% modified proctor value for backfill) to include the layer of clean washed sand for slabs on grade.
 - Structural foundation design is based upon an allowable soil bearing capacity of 1,500psf.
 - All reinforcing steel shall be grade 60 deformed bars complying with ASTM section A615.
 - All detailing, fabrication, and placement of reinforcing steel shall comply with the requirements of the ACI Manual of Standard Practice for detailing reinforced concrete structures (ACI-SP-66).
 - All reinforcing bar splice lengths and locations, embedments, lengths, hooks, etc., shall be done as indicated on the drawings. No variation will be accepted without prior approval. If no dimension is provided, the splice length shall be a class "B" length as per ACI 318, section 12.15.
 - The following minimum concrete cover shall be provided for reinforcement:
 - 3in. for concrete cast against and permanently exposed to earth
 - 2in. concrete exposed to earth or weather #5 or less, W31, or D31 wire
 - All embedded structural steel, including anchor bolts, shall comply with ASTM A36, unless unless noted otherwise.
 - All exposed corners of concrete shall be formed into a 3/4" x 45 degree chamfer.
 - Concrete forms complying to shapes, lines, and dimensions shown on drawings to obtain and hold accurate alignment of concrete during placement and curing.
 - Fabricate forms for easy removal without hammering or prying against concrete surfaces.
 - Thoroughly clean forms and adjacent surfaces to receive concrete. Remove chips, wood, sawdust, dirt, and other debris prior to concrete placement.
 - Clean reinforcing steel of loose rust, mill scale, dirt, or any other foreign material. Accurately position, support, and secure reinforcement.
 - Anchor bolts shall not deviate from their theoretical location by more than 0.4 times the difference between the bolt diameter and the hole diameter through which the bolt passes.
 - Unless specifically specified, post-installed anchors shall not be substituted for cast-in-place anchors. If post-installed anchors are required, contractor shall contact designer for recommendations.
 - Proportion and design mixes to result in concrete slump at point of placement not less than 3" and not more than 5". Addition of water to ready-mix concrete in the field shall not be permitted.
 - Deposit concrete in a continuous operation until the placing of concrete is complete. If the pour is to be discontinuous, contractor shall use construction joints, as detailed on the drawings, or as approved by the designer.
 - Unless noted otherwise, reinforcing is not to extend through the control joints or construction joints of floor slabs-on-grade.
 - Repair all surface defects including tie holes, minor honeycombing, and other visual irregularities with cement mortar. Mortar for patching shall be done as soon as the forms are removed.
 - Re-entrant corner bars consisting of (2) #4 bars x 24" shall be placed at all re-entrant corners for pits, recesses, or slab thickness changes in the top 1/3 of the slab-on-grade.

Protection for Openings

- Windows and doors shall be designed for a minimum of DP40.
- Attach windows and doors to the structure in accordance with the manufacturer's installation instructions.

Structural Masonry

- Concrete masonry units shall be covered or protected from inclement weather and shall conform to the moisture content as specified in ASTM C90 when delivered to the site.
- Hollow and solid concrete masonry units shall conform to ASTM C90, Type 1, light weight. Cement shall have a low alkali content and be of one manufacturer.
- Structural masonry design has been based upon a specified composite material (prism) strength of 1,500psi and no value lower is acceptable.
- All masonry shall be provided with a full wythe mortar setting bed on top of the supporting foundations. Concrete masonry walls shall be provided with continuous bond beams at the following locations as a minimum:
 - Top of all supporting foundations
 - All floor elevations
 - Top of all walls
- Units shall be modular in size and shall include closer, jamb, header, lintel, bond beam units, and special shapes and sizes to complete the work as indicated.

Wood

- All framing members shall be SP #2 or better, unless noted otherwise.
- Exterior wall sheathing shall be joined over studs a min. of 12" above sole plate and 12" below top plate.
- All exterior wall sheathing must extend from bottom edge of sole plate or sill plate to top edge of top plate.
- Exterior wall sheathing shall have a minimum 1/8" space between sheets, edges, and be a minimum of APA-rated plywood or OSB sheathing.
- All subflooring to be a minimum of 3/4" Advantech tongue and groove sheathing.
- Subflooring shall be nailed with 8d nails at 6"oc at all edges and 12"oc in the field.
- Wall sheathing shall be nailed with 8d nails at 6"oc at all edges and 12"oc in the field.
- Roof sheathing shall be nailed with 8d nails at 6"oc at all edges and in the field.
- All wood or wood based products which are exposed to the exterior or other items which create an excessive moisture exposure situation, shall be pressure preservative treated in accordance with current AWPAs Standards.
- All wood or wood based products in contact with concrete or masonry shall be of pressure preservative treated lumber in accordance with current AWPAs Standards.
- Anchor bolts securing plates to foundation wall shall be min. 1/2" dia. x 9" length with 7" embedment at 48" oc. A minimum of 1 anchor bolt shall be placed with 6 to 12" of the end of all plates.
- Laminated veneer lumber shall be a minimum of Weyerhaeuser 2.0E Microllam.
- Contractor to follow Weyerhaeuser installation instructions for all manufactured wood members.

Structural Masonry

- Masonry units shall be laid in running bond pattern, unless noted otherwise. Units that been disturbed after the mortar has stiffened shall be removed, cleaned, and re-set with fresh mortar. Air spaces, cavities, chases, expansion joints, and spaces to be grouted shall be kept free from mortar and other debris. Units used in exposed masonry surfaces shall be free from chipped edges or other imperfections detracting from the appearance of the finished work. Vertical joints shall be kept plumb. Units being laid and surfaces to receive units shall be free of water film.
- Exposed concrete masonry unit and concrete brick surfaces shall be dry-brushed at the end of each days work and after any required pointing, using stiff-fibre bristled brushes.
- Grout shall conform to ASTM C476 and shall have a low alkali content. Gout slump shall be between 8-10 inches. Grout barriers shall consist of fine mesh wire, fibreglass, or expanded metal.
- Grout barriers for bond beams shall consist of fine mesh wire, fibreglass, or expanded metal.
- Cementitious materials, sand, and aggregates cementitious, and other packaged materials shall be delivered with manufacturer's names and brands. Cementitious material shall be stored in dry, weather tight enclosures, or be completely covered. Cement shall be handled in a manner that will prevent the inclusion of foreign materials and damage by water or dampness. Sand and aggregates shall be stored in a manner to prevent contamination or segregation.
- Cells containing reinforcing bars shall be filled with grout. Voids at jambs, and other indicated spaces shall be filled solid with grout. Grout under lintel bearings on each side of openings shall be filled solid with grout for full height of openings. Lintels and bond beams shall be filled with solid grout.
- Clean-out holes shall be provided at the bottom of every pour in cores containing vertical reinforcement when the height of the pour exceeding 5', where all cells are to be grouted, clean-out courses shall be constructed using bond beam units in an inverted position to permit clearing of all cells. Clean-out holes shall be provided at a maximum spacing of 32". A new series of clean-outs shall be established if grouting operations stopped for more than 4hrs. Clean-outs shall not be less than 3" x 4" openings cut from one face shell. Manufacturer's standard cutout units may be used at the contractor's option. Clean-out holes shall not be closed until masonry work, reinforcement, and final cleaning of the grout spaces have been completed and inspected.
- Joint reinforcement shall be factory fabricated from steel wire conforming to ASTM A82, welded construction. Tack welding will not be acceptable in reinforcement used for wall ties. Wire shall have zinc coating conforming to ASTM A153, Class B-2. All wires shall be a minimum of 9 gauge. Reinforcement shall be truss type design, having one longitudinal wire in the mortar bed of each face shell for hollow units. Joint reinforcement shall be placed a minimum of 5/8 cover from either face. Joint reinforcement for straight runs shall be furnished in flat sections not less than 10' long, and prefabricated sections shall be installed at corners and wall intersections. Reinforcement shall be lapped not less than 6".
- Reinforcing steel bars and rods shall conform to ASTM A615, grade 60. All reinforcing bars shall be lapped a minimum of 48 bar diameters. Steel reinforcing bars, coated anchors, ties, and joint reinforcement shall be stored above the ground. Steel reinforcing bars and uncoated ties shall be free of loose mill scale, flaky rust, scale, grease, mortar, grout, or other coating which may destroy or decrease its bond prior to placing grout. Bars with kinks or bends not shown on the drawings shall not be used. Reinforcement shall be placed prior to grouting. Unless noted otherwise, vertical wall reinforcement shall extend to within 2" of the tops of walls.
- Vertical bars shall be accurately placed within the cells at the positions indicated on the drawings. A min. clearance of 1/2 inch shall be maintained between the bars and masonry units. Min. clearance between parallel bars shall be one diameter of the reinforcement. Vertical reinf. in place may be held in place using bar positioners located near the ends of each bar and at intermediate intervals of not more than 192 bar diameters.
- Backer rod and sealant shall be adequate to accommodate joint compression equal to 50% of the width of the joint. The backer rod shall be compressible rod stock of polyethylene foam, polyurethane foam, butyl rubber foam, or other flexible and non-absorbent material as recommended by the sealant manufacturer. Expansion joints are to be located as shown on the plans.

Structural Steel

- Structural steel materials shall conform to the following ASTM specifications:
- All wf & wt shapes shall conform to ASTM A992 (50ksi).
- All plate, channels, angles, bars, and flats shall conform to A36 (36ksi).
- All hollow structural sections (HSS) shall conform to ASTM A500, grade B (46ksi for shaped, 42ksi for round).
- All steel pipe shall conform to ASTM A53, grade B (35ksi).
- Anchor bolts are to be ASTM F1554 (36ksi).
- All detailing, fabrication, and erection of structural steel shall comply with the requirements of the AISC load and resistance factor design specifications for structural steel buildings, and the AISE Report #13, as well as the Crane Manufacturer's Association of America (CMAA) specifications #70 and #74.
- All field connections shall be made with 3/4" high strength bolts (ASTM A325) unless noted otherwise. Connections shall be designed as bearing the type with threads in the shear plane. Unless noted otherwise, all connections are to be standard, simple shear framed connections with a shear capacity of at least 50% of the total capacity of the member. If member framing connections are not specifically designed and detailed on the contract drawings by the designer, the fabricator is allowed to select connection types with preparing shop drawings. The fabricator's detailers and checkers may determine the appropriate connection either by simple calculation or by selection from the tables show in AISC publications.
- Erection and fabrication shop drawings for structural steel will be reviewed by the designer of the project prior to commencing fabrication. All drawings are to be checked prior to being submitted to the designer for review.
- The minimum number of bolts per connection shall be 2.
- All welding shall be performed in accordance with the specifications and procedures of the American Welding Society (AWS) by certified welders and who have been re-tested within 6 months prior to the start of steel fabrication. Welding for structural steel shall be made with E70 low hydrogen electrodes. Welding for attaching steel decking may be made with E60 electrodes.
- Holes shall not be cut through beams unless indicated or pre-approved by the designer.
- The minimum thickness of any gusset plate shall be 5/16".
- Grout material for base plates shall be non-metallic, non-shrink, pre-packaged grout conforming to ASTM C1107.
- In addition to the standards outlined in the Manual for Steel Construction, the following tolerances must also be followed, as outlined in AISE Technical Report #13:
 - Sweep is not to exceed 1/4" in a 50' beam length.
 - Camber is not to vary from the camber given on the drawing by more than 1/4" in a 50' beam.
 - Squareness is to be within 18" of each girder end
 - Flanges shall be free of curvature and normal to the girder web
 - Column base plates shall be within 1/16" of theoretical elevation and be level within 0.01" across the plate length or width.
- All structural and miscellaneous steel shall be hot dip galvanized after fabrication.

General

- Design applies to drawings as provided. Design for structural components shall be verified by a licensed structural engineer and any changes shall be provided to designer of these plans. The responsibility of the structural design shall be coordinated by the owner and contractor.
- Contractor shall verify all dimensions prior to, and during construction. Any discrepancies shall be immediately brought to the attention of designer and resolved prior to proceeding with work.
- Contractor shall follow the 2018 IRC and 2018 IBC as applicable.
- All hardware shall be hot dipped galvanized in accordance with ASTM A123 or 153.
- All hardware and connectors shall be installed per manufacturer's installation instructions.
- Contractor is responsible for the design and installation of any temporary bracing and shoring as required for the stability and erection of the structure during all phases of construction.
- Work not indicated on the drawings, but reasonably implied, shall be in conjunction with best practices of construction.
- All sections and details are typical at similar locations and where applicable.
- The contractor shall be responsible for verifying rough opening sizes to accommodate all window and s, per manufacturer's installation instructions.
- Contractor shall coordinate locations of load bearing walls and point loads as indicated on the drawings. Any discrepancies shall be brought to the attention of the designer and resolved prior to proceeding with work.
- Contractor to verify location of utilities and/or easements not indicated on plans.
- All construction shall be in strict accordance with these plans and applicable codes, standards, ordinances, and laws.
- It is the explicit intent of these drawings to provide a conforming design; however, contractor shall verify with local AHJ's for conformance. Where an inconsistency exists, the more stringent shall apply.
- All materials, equipment, appliances, etc. shall be installed in accordance with the manufacturer's installation instructions.
- All dimensions are to the face of stud or CMU unless noted otherwise.
- Drawings shall not be scaled for dimensions
- Contractor shall provide all necessary blocking for handrails, guards, cabinets, etc. and shall be of sufficient strength to support the items.
- Contractor shall coordinate layout of structural members with the location of MEP items, with additional attention to toilet flanges, tub & shower drains, ductwork, recessed lighting, electrical panels, mechanical equipment, and appliances.
- Contractor shall verify MEP requirements and provide properly designed systems.
- Contractor and sub-contractor's materials, workmanship, equipment, and installation shall be guaranteed free from defect for a minimum of one year after acceptance of substantial completion from owner, unless otherwise agreed upon in writing between contractor and owner.

Geotechnical

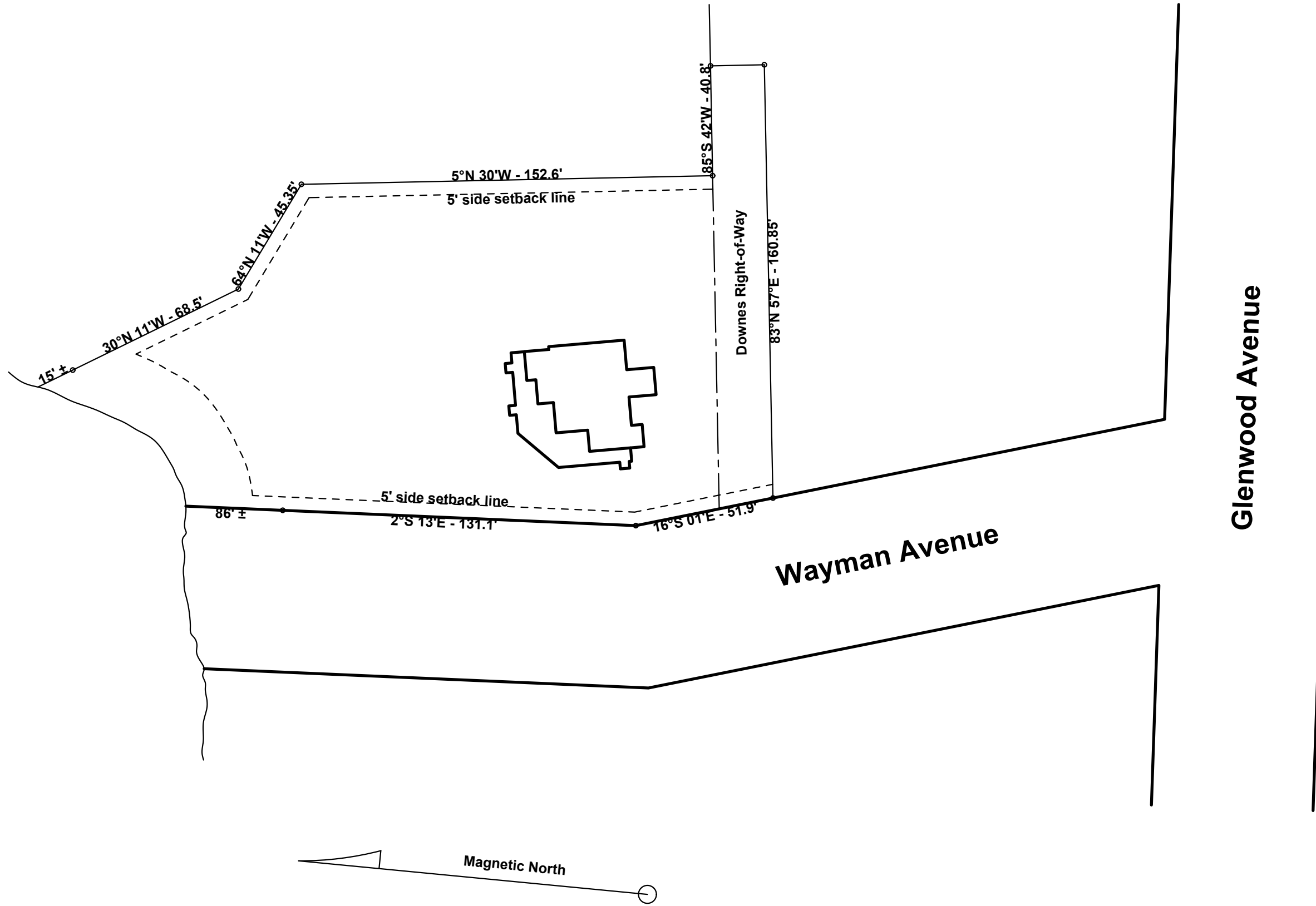
- It is recommended that a geotechnical report be obtained prior to the start of construction. The contractor shall follow the specific recommendations provided therein.
- If a geotechnical report is not obtained, a minimum soil bearing capacity of 1,500psi has been assumed for the design, and shall be verified by the contractor.
- All footings shall bear a minimum of 18" below the finished grade.
- Contractor shall be responsible for any site stabilization and protection of all excavation related work.
- The exposed soil after excavation shall be compacted in accordance with ASTM D698.

Design Notes:

Project Description:	Existing detached single family dwelling, complete interior remodel, addition, new rear/side deck, new windows/doors
Municipality:	Town of Easton
Address:	46 Wayman Avenue, Easton, MD 21601 (Talbot County)
Parcel ID:	041703
Plat Book and Page:	Tax Map: 34 Grid: 09 Parcel: 0169
Flood Zone:	X-Zone (North edge of property in AE6, no structures in SFHA)
Freeboard:	N/A
Min. Design Flood Elevation	N/A
Zoning Description:	Mixed-Use Waterfront District
Zoning District:	MXW
Zoning Sub-District:	Waters Edge
Height Restriction:	30'
Front Setback:	5' min, 15' max
Side Setback:	5'
Rear/Waters Edge Setback:	25' min
Special Zoning Restrictions:	None
AREA	
Building Lot Area:	28,090 sqft
Total Impervious Area:	1,944.40 sqft
Habitable/Living Area:	2,122.33 sqft
Attic Storage:	742.90 sqft
Porches & Decks:	729.71 sqft
Applicable Building Code:	2018 IRC w/MD & Local Modifications; Designed to AWC Wood Frame Construction Manual per IRC Section R301.1.1, ASCE 7-16
Construction Type:	VB - Combustible Unprotected
Historic Registration:	N/A
Fire Suppression System:	None
Structural Design Specifications	
Risk Category:	II
Wind Speed V _{ult} :	113 mph per ASCE 7-16 map & ATC digital mapping
Wind Exposure Category:	B
Seismic Zone:	A
Site Class:	D (Assumed)
Roof Dead Load:	15 psf
Roof Live Load:	20 psf
Floor Dead Load:	20 psf
Floor Live Load:	40 psf (all areas)
Wall Dead Loads:	13 psf
Snow Load:	25 psf

Notes:

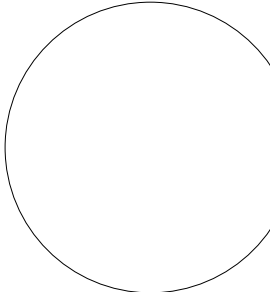
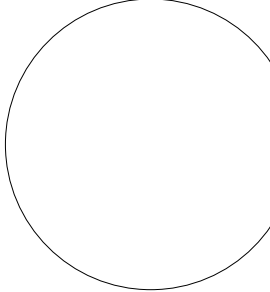
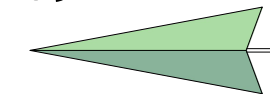
- Site plan was recreated from plat recorded 01-02-2963, MSA CSU 2399-13247



Site Plan

Scale: 1" = 40'

Southern Pine
Design, LLC



PLAN SET:
X Conceptual Design
Permitting
Construction

REVISION: DATE:

Renovation for Velo
46 Wayman Avenue,
Easton, MD 21601

SCALE: 1" = 40'
DATE: 06-14-2021
CREATED BY: J.D.

SHEET

C-001

Design Analysis & Specifications

 Indicates member span direction, type, size, spacing, etc. (v.i.f. existing)

 Indicates demolition of existing walls, fixtures, etc.

 Indicates existing walls, fixtures, etc.

1. Verify all dimensions in field. Notify GC prior to commencing work where discrepancies are found.
2. Various windows have been previously replaced. New windows are indicated on "New Work" plans.



REVISION: DATE:

Renovation for Velo 46 Wayman Avenue, Easton, MD 21601

SHEET
A-101
Existing Foundation & 1st Floor

Legend

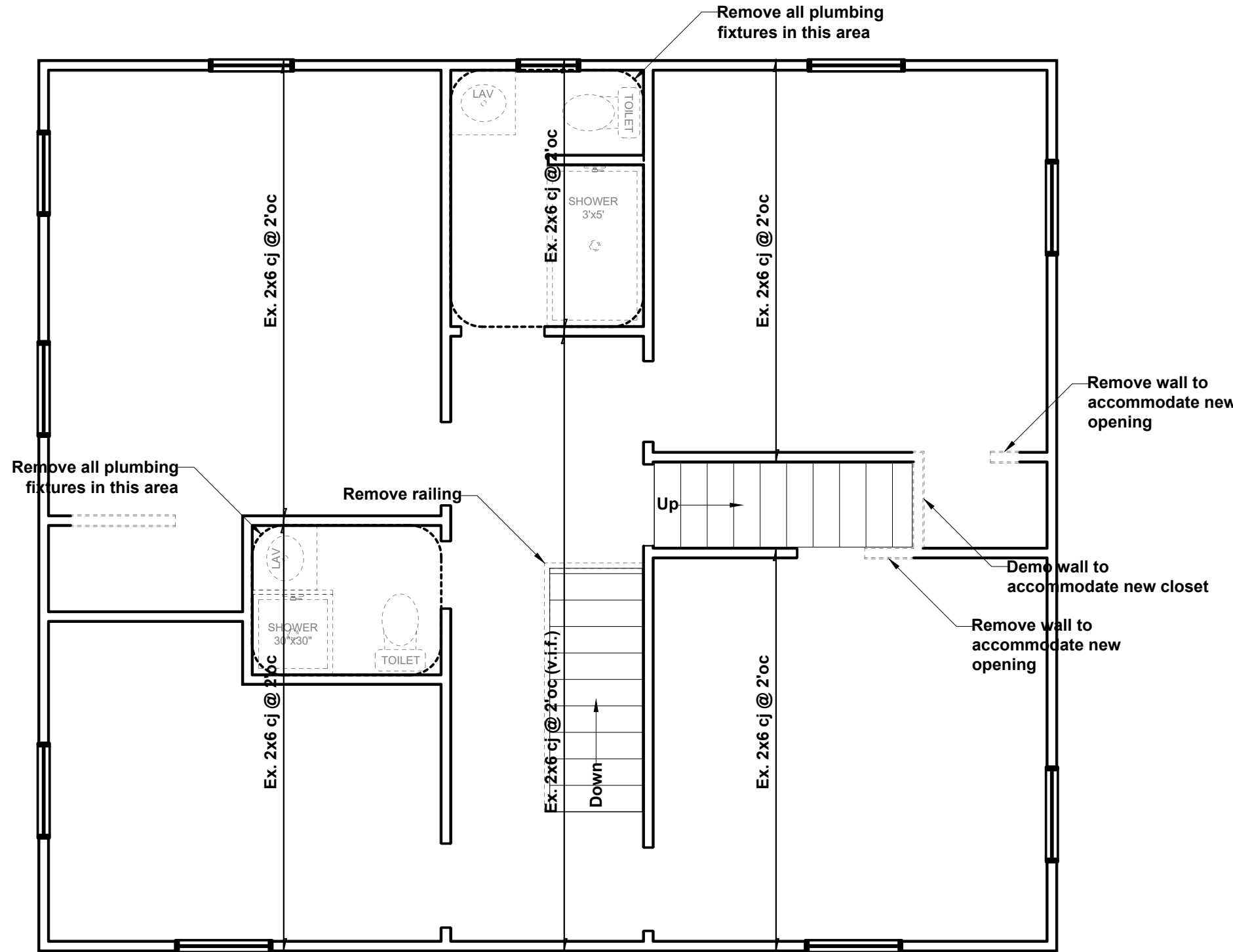
- xxx
xxx →

Indicates member span direction, type, size, spacing, etc. (v.i.f. existing)
- Indicates demolition of existing walls, fixtures, etc.
- =====

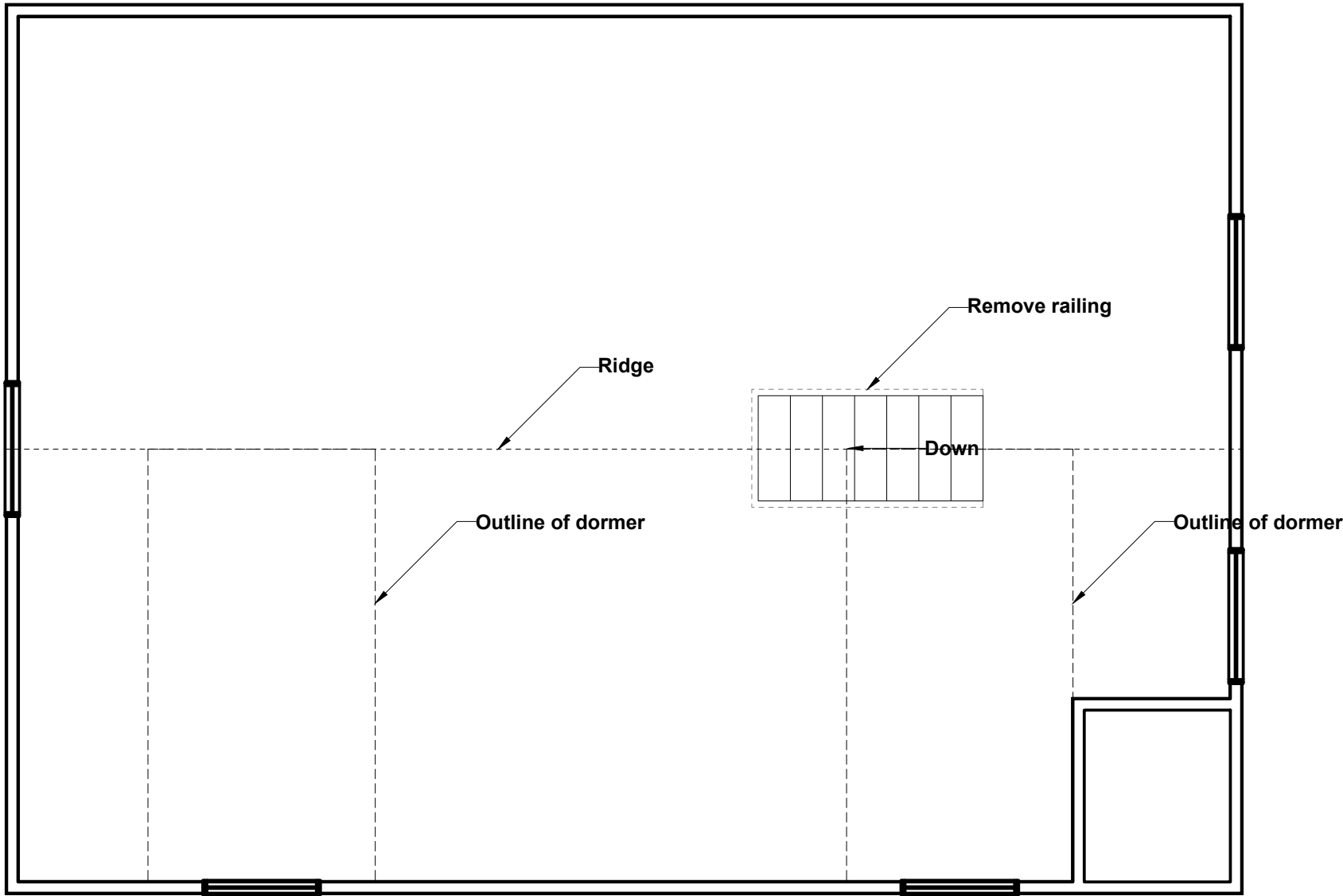
Indicates existing walls, fixtures, etc.

Notes:

1. Verify all dimensions in field. Notify GC prior to commencing work where discrepancies are found.
2. Various windows have been previously replaced. New windows are indicated on "New Work" plans.



Existing/Demo 2nd Floor Plan



Existing/Demo Attic Plan

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424 E. North Pine Dr., Unit 473,
Easton, Maryland 21601
443-397-9797 or 443-392-2224
www.southernpine.com
info@southernpinedesign.com

Southern Pine
Design, LLC

PLAN SET:
X Conceptual Design
Permitting
Construction

REVISION: DATE:

SCALE: 1/2" = 1'

DATE: 06-14-2021

CREATED BY: J.D.

SHEET

A-102

Existing Second Floor & Attic

Page 60 of 101

	Indicates member span direction, type, size, spacing, etc. (v.i.f. existing)
	Indicates dbl joist under wall above
	Indicates beam type, size, ply, position, etc.
	Indicates blocking full depth of member

1. Headers required over all bearing wall openings
2. Headers in bearing walls shall be min. (2) 2x6, 1J, 1K u.n.o.
3. Exterior walls with existing openings to receive (2) 2x4 header w/ $\frac{3}{8}$ " steel flitch plate (see structural engineer's letter)
4. First floor sheathing to be replaced



 Indicates member span
 direction, type, size,
 spacing, etc. (v.i.f. existing)

1. Headers required over all bearing wall openings
2. Headers in bearing walls shall be min. (2) 2x6, 1J, 1K u.n.o.
3. Exterior walls with existing openings to receive (2) 2x4 header w/ $\frac{1}{2}$ " steel flitch plate (see structural engineer's letter)
4. Roof pitch is approximate v.i.f.



	RE	PUR	PL
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE		X	

Renovation for Velo 46 Wayman Avenue, Easton, MD 21601

SCALE:	$\frac{1}{4}'' = 1'$
DATE:	06-14-2021
CREATED BY:	J.D.

SHEET
A-104
New Work 2nd Floor, Attic, Roof



**Southern Pine
Design, LLC**

421 E. North Pine Dr., Unit 473,
Salisbury MD
443-397-9787 or 843-302-2224
info@southernpinedesign.com
www.southernpinedesign.com

Window Schedule

Window	Width	Height	Type	Material	Egress	Notes
W-101	3'-0" (36")	5'-0" (60")	Double Hung	Vinyl		
W-102	3'-0" (36")	5'-0" (60")	Double Hung	Vinyl		
W-103	3'-0" (36")	5'-0" (60")	Double Hung	Vinyl		
W-104	3'-0" (36")	5'-0" (60")	Double Hung	Vinyl		
W-105	2'-0" (24")	3'-0" (36")	Double Hung	Vinyl		
W-106	2'-0" (24")	3'-0" (36")	Double Hung	Vinyl		Tempered/safety glazing
W-107	2'-0" (24")	3'-0" (36")	Double Hung	Vinyl		
W-108	2'-0" (24")	3'-0" (36")	Double Hung	Vinyl		
W-109	2'-0" (24")	3'-0" (36")	Double Hung	Vinyl		

Fenestration Notes

1. U-Factor:

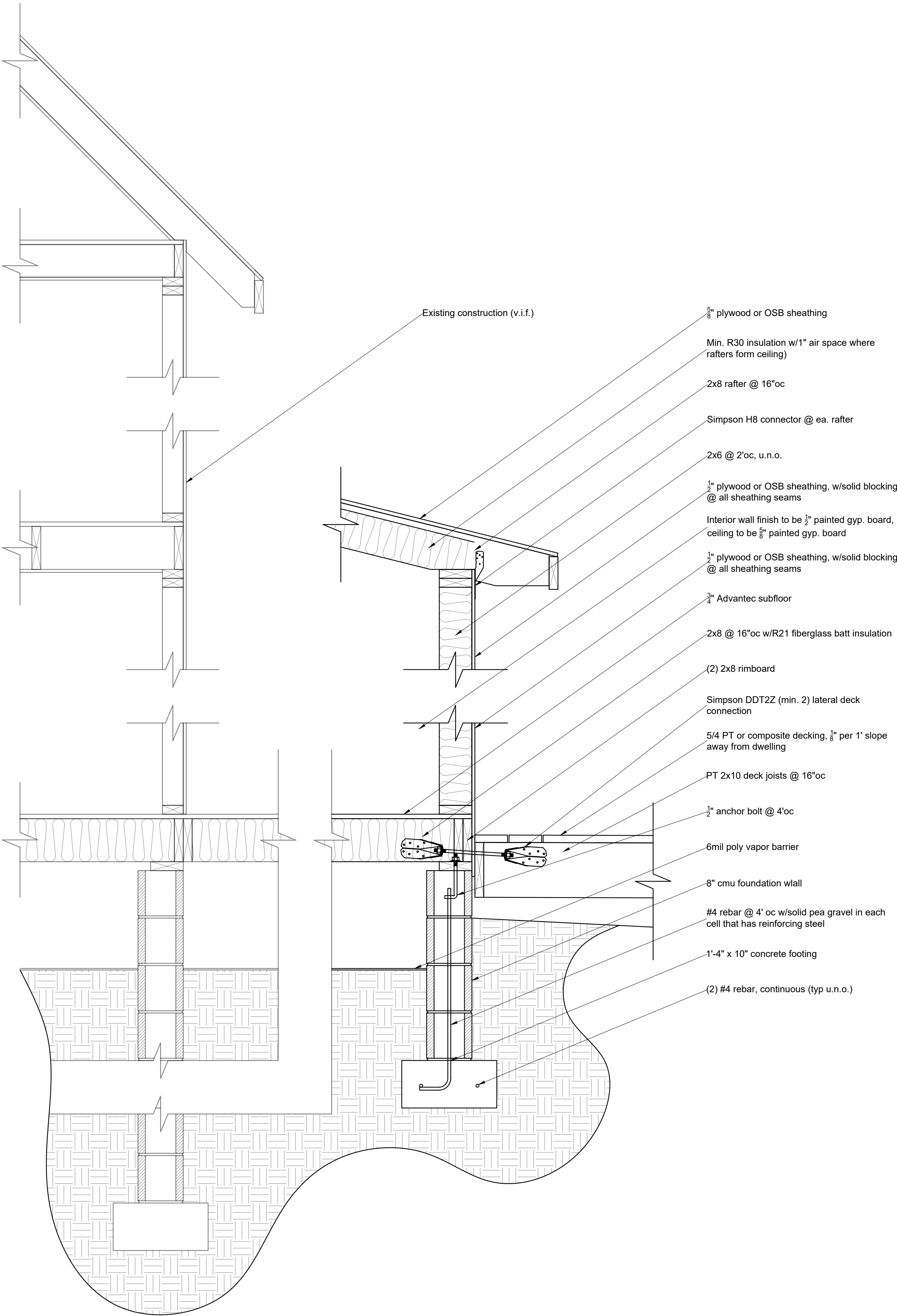
Min. 0.32
2. SHGC:

Min. 0.40
3. DP/PG:

Min. 40
3. Tempered/Safety glazing required per IRC section 308

Door Schedule

Door	Width	Height	Type	Interior/Exterior	Notes
D-101	2'-6"	6'-8"	Hinged	Interior	
D-102	3'-0"	6'-8"	Hinged	Exterior	
D-103	1'-6"	6'-8"	Hinged	Interior	
D-104	1'-6"	6'-8"	Hinged	Interior	
D-105	2'-6"	6'-8"	Hinged	Interior	
D-106	2'-6"	6'-8"	Hinged	Interior	
D-107	4'-6"	6'-8"	Bi-Fold	Interior	
D-108	2'-6"	6'-8"	Hinged	Exterior	
D-201	4'-6"	6'-8"	Bi-Fold	Interior	
D-202	4'-6"	6'-8"	Bi-Fold	Interior	
D-203	2'-6"	6'-8"	Hinged	Interior	
D-204	2'-6"	6'-8"	Hinged	Interior	
D-205	2'-0"	6'-8"	Hinged	Interior	
D-206	2'-6"	6'-8"	Hinged	Interior	
D-207	2'-0"	6'-8"	Hinged	Interior	
D-208	2'-0"	6'-8"	Hinged	Interior	
D-209	2'-6"	6'-8"	Hinged	Interior	
D-210	2'-6"	6'-8"	Hinged	Interior	



Section @ Rear Deck Area

Scale: 1" = 1'

Southern Pine
Design, LLC

424 E. North Pine Dr., Unit #72,
443-397-9787 or 443-392-2224
www.southernpinedesign.com
info@southernpinedesign.com

PLAN SET:
X Conceptual Design
Permitting
Construction

REVISION:

DATE:

ALL DRAWINGS ARE PROPERTY OF SOUTHERN PINE DESIGN, LLC. ANY REPRODUCTION OR USE WITHOUT EXPRESS PERMISSION IS PROHIBITED

Renovation for Velo
46 Wayman Avenue,
Easton, MD 21601

SCALE: As noted

DATE: 06-14-2021

CREATED BY: J.D.

SHEET

A-105

Schedules & Wall Section



Town of Easton

14 South Harrison Street
Easton, Maryland 21601
410-822-2525

APPLICATION FOR RENTAL LICENSE

Circle One
RENEWAL or NEW LICENSE

(For official use only)

License No. _____
Fee _____
App. Date _____

(Planning and Zoning official) (Date)

(Code Enforcement Official) (Date)

Please Print

Rental Legal Address	46 Wayman Ave	Total Number of Buildings	Total Number of Units
	Easton, Maryland 21601	1	

Property Owner	Name(s)	Address City, State and Zip Code	Telephone Numbers	Fax Numbers
	Stanley Dean/Shilpi Dean	46 Wayman Ave, Easton, MD 21601	3013667388 3014488189	
			Email Address AgentStanleyDean@gmail.com	

Rental Information	Within Historic District	Type of Rental Unit	Property Management / Agent
	☒ Yes ☐ No	☒ Single Family Dwelling ☐ Two Family Dwelling (Duplex) ☐ Multi-Family Dwelling	☒ On-Site ☐ Off-Site ☐ Not Applicable

Property Management Agent	Name(s)	Address City, State and Zip Code	Telephone Numbers	Fax Numbers
	Stanley Dean	46 Wayman Ave, Easton, MD 21601	3013667388	
			Email Address AgentStanleyDean@gmail.com	

If there is more than one rental building and or unit at the above address, describe below the method used for building and unit identification.

The applicant understands that by making this application: (1) The above property shall be subject to the Town of Easton's Rental Housing Licensing and shall be subject to periodic inspections by the Town's Code Official to determine compliance with the applicable building code, property maintenance code or minimum livability code within the Town Code. (2) The Town will provide me and/or the tenant with at least 5 days notice prior to any interior inspection, and will accommodate reasonable scheduling modification, unless the inspection is necessary to prevent or resolve an emergency. (3) If an inspection is canceled for any reason after an agreed time, by the property owner or owner's agent, a \$35.00 re-inspection fee may be imposed. (4) In the event that the tenant does not consent to such an inspection or access on the agreed time, the Town Code Official may apply to a Judge of the District Court or Circuit Court for Talbot County for an administrative search warrant to enter the property to conduct any inspection required by law. (5) That the information contained in the application is in compliance with all applicable covenants and or deed restrictions.

The applicant further agrees that if a license is issued to: (1) Provide contact information for the tenants; (2) Cooperate with such inspections by providing access to the property at an agreed time; (3) Assure that a property owner, owners agent or tenant over the age of 18 be present during the inspection; (4) Provide a copy of the inspection certificate for buildings or dwellings constructed prior to 1950 for Lead Poisoning Prevention from Maryland Department of the Environment, and (5) Effective January 1, 2015 dwelling constructed prior to 1978 will need an inspection certificate for Lead Poisoning Prevention from Maryland Department of the Environment


Owner/Agent

8/10/2022
Date

Office Use Only

Number of Units _____ x \$25.00 / Unit / Year	Total \$ _____	Fee Paid \$ _____
Received by: _____	Data Input By: _____	Date _____

EASTERN SHORE TITLE COMPANY
114 N. West Street
Easton, Maryland 21601

Website: www.easternshoretitle.com
Email: info@easternshoretitle.com

This Deed, made this 25th day of **January, 2019**, by and between **STEPHEN VELO and EVA VELO**, Maryland resident(s), Grantors; and **STANLEY DEAN and SHILPI DEAN**, Grantees.

- Witnesseth -

THAT FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-Five Thousand And 00/100 Dollars (\$155,000.00)** and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, the said **STEPHEN VELO and EVA VELO** do hereby grant and convey unto the said **STANLEY DEAN and SHILPI DEAN**, husband and wife, as tenants by the entirety, their assigns, the survivor of them, and the heirs, personal representatives and assigns of the survivor, forever, in fee simple, all the hereinafter described property:

ALL that lot or parcel of land situate in the Town of Easton, Talbot County, Maryland and more particularly described in a certificate of survey made by Kastenhuber and Anderson, Civil Engineers and Surveyors, dated July 23, 1962, as follows:

BEGINNING at the mean-low-water line of the North Branch of the Tred Avon River and on the Easterly sideline of Wayman Avenue; thence (1) with the Easterly sideline of Wayman Avenue, South 02° 13' East 86.0 feet, more or less, to a concrete monument or marker set at or near the top of the river bank; thence (2) still with the Easterly sideline of Wayman Avenue and continuing South 02° 13' East 131.1 feet to a concrete monument or marker and an angle in Wayman Avenue; thence (3) still with the Easterly sideline of Wayman Avenue, South 16° 01' East 51.9 feet to a concrete monument or marker and the Northwestern corner of a lot now or formerly belonging to Roscoe Fields; thence (4) with said Field's lot, North 83° 57' East 106.85 feet to a concrete monument or marker; thence (5) with another lot now or formerly belonging to said Fields, North 05° 30' West 20.0 feet to an iron pipe and the Southerly line of a lot now or formerly belonging to Eley W. Downes; thence (6) with the said Downes lot, South 86° 42' West 40.8 feet to an iron pipe; thence (7) with the Westerly line of said Downes lot North 05° 30' West 152.6 feet to an iron bar and the line of lands now or formerly belonging to Henry Hahn; thence (8) with the said Hahn land, North 61° 11' West 45.35 feet to an iron pipe; thence (9) with the same, North 30° 11' west 68.5 feet to an iron pipe; thence (10) still with the Hahn land and continuing North 30° 11' West 15.0 feet to the mean-low-water line of the Tred Avon River; thence (11) down and with the several meandering courses of the mean-low-water of the Tred Avon River to the place of beginning; containing 28,090 Square Feet of Land, more or less.

SUBJECT to a right-of-way for Eley W. Downes 20 feet in width immediately adjacent to and binding upon the Southern boundary of the above described lot. Said right-of-way being for access of said Downes to Wayman Avenue.

And more particularly shown on a map made by Kastenhuber and Anderson entitled: "REVISED MAP OF LOT NO. 3 - SECOND SUBDIVISION, LOUISA V.J. STEWARD PROPERTY NEAR TOWN OF EASTON, TALBOT

EASTERN SHORE TITLE COMPANY

P.O. BOX 557

EASTON, MD 21601

CERTIFICATION IS MADE THAT ALL TAXES
DUE ON THE PROPERTY INDICATED IN
THIS DEED HAVE BEEN PAID.

FINANCE OFFICER OF TALBOT COUNTY

R ANDREW HOLLIS, FIN. OFFICER

DATE

1/29/2019

TALBOT COUNTY FINANCE OFFICE

RECORDATION TAX

AMT: \$ 1,860.00

DATE: 1/29/2019

INITIALS: S. K. (S. Kastenhuber)

Prop ID: 01-041703

COUNTY, MARYLAND, SCALE: 40' TO 1", JULY 1962" and recorded among the Plat Records of Talbot County, Maryland in Liber J.T.B. No. 16, folio 67.

BEING part of the same property conveyed unto STEPHEN VELO and EVA VELO from STEPHEN VELO by Deed dated March 23, 2017, and recorded among the Land Records of Talbot County, Maryland in Liber No. 2434, folio 24.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said **STANLEY DEAN and SHILPI DEAN, husband and wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs, personal representatives and assigns of the survivor**, forever, in fee simple.

And the said Grantors do hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby conveyed; and that they will execute such other and further assurances of the same, as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

Ime
as to both

Stephen VPK {Seal}
STEPHEN VELO
Eva Vel {Seal}
EVA VELO

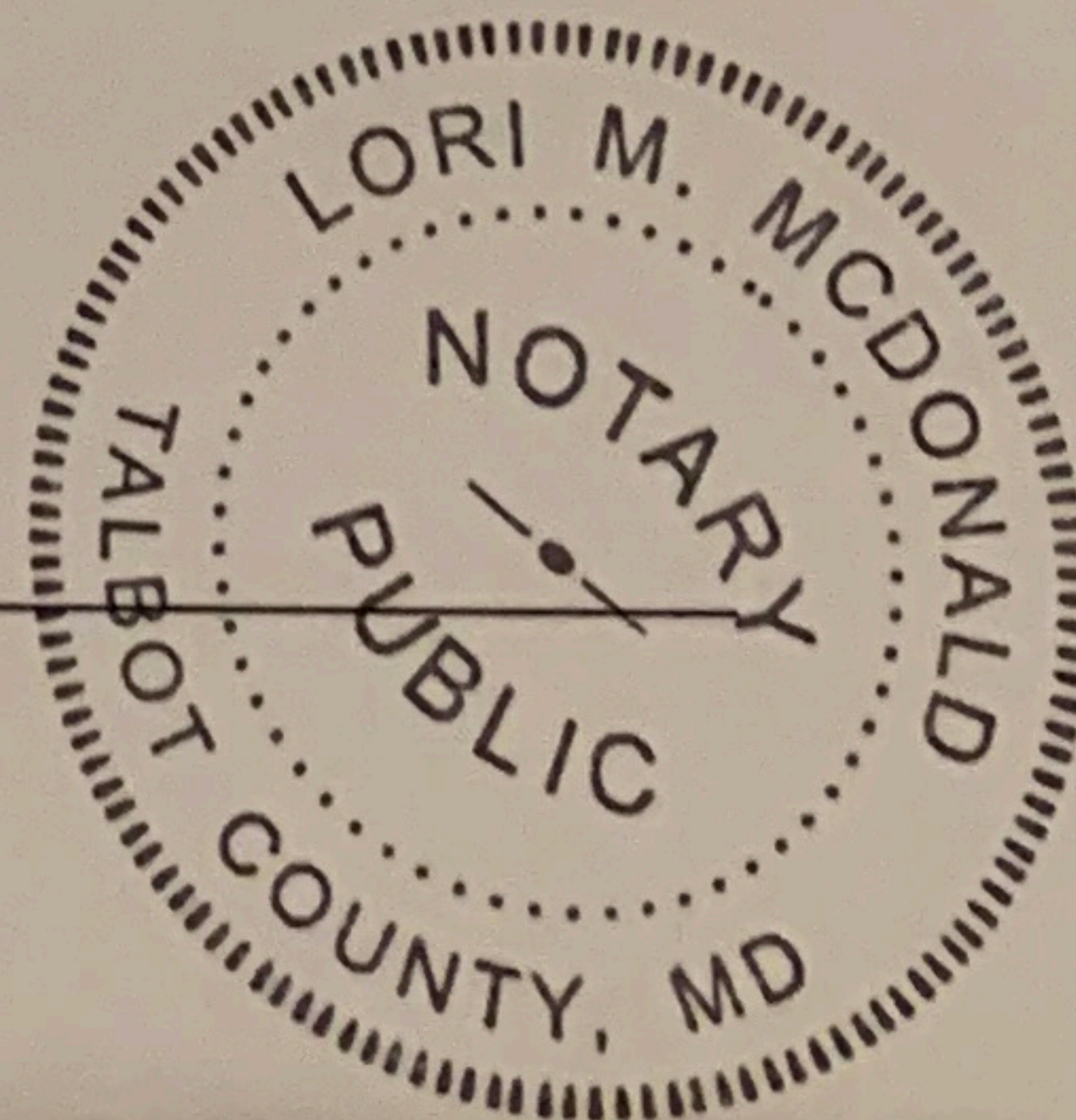
STATE OF MARYLAND, COUNTY OF TALBOT, to wit:

I hereby certify that on this 25th day of **January, 2019**, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **STEPHEN VELO and EVA VELO**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: 12/08/20

Ime
Notary Public



This document was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland, or by one of the parties named in the within instrument.

Brynja Booth
BRYNJA M. BOOTH, ATTORNEY

AFTER RECORDING, PLEASE RETURN TO:
EASTERN SHORE TITLE COMPANY

114 N. West Street

410-820-4426 fax 410-820-4429

Easton, Maryland 21601

File No. EST-2019-22107LLH

1/25/19

Brynja Booth

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2019

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor STEPHEN VELO

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
46 WAYMAN AVENUE, EASTON, MD. 21601

3. Reasons for Exemption

Resident Status

☒

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☐

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

[Signature]

STEPHEN VELO

Name

[Signature]

Signature

1/25/19

**Date

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

19-49

Assessment Information		Yes ☐ No ☒ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).	
Assessment Use Only - Do Not Write Below This Line			
Terminal Verification	Agricultural Verification	Whole	Part
Transfer Number	Date Received:	Deed Reference: Assigned Property No.:	
Year	20	20	
Land		Geo.	Map
Buildings		Zoning	Grid
Total		Use	Parcel
		Town Cd.	Ex. St.
			Ex. Cd.
REMARKS:			

Distribution:

☐ Clerk's Office
☐ Office of Finance

☐ SDAT
☐ Preparer

AOC-CC-300 (5/2007)

EST-2019-22107LLH

Exhibit 'C'



TOWN OF EASTON

P.O. Box 520
Easton, Maryland 21601

May 29, 2024

Mr. Stanley Dean
46 Wayman Avenue
Easton, Maryland 21601

Re: BOZA Application SE-739/ SE 22-12
46 Wayman Avenue
Tax Map 034, Grid 009, Parcel 0169
Easton, Maryland 21601

Mr. Dean,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, June 18, 2024 at 9:00 A. M.*** in the Chambers of the Mayor and Council of Easton. You should appear at the above time and place, together with any witnesses you may care to present and be prepared to submit evidence, which will establish:

1. the proposed use conforms in all aspects to minimum requirements of the district in which it is located;
2. the proposed use is not adversely affecting the health, safety, and general welfare of residents of the area;
3. the proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area or the proposed special exception;
4. the proposed use will not create congestion in the streets or undue traffic hazards, and that adequate egress and ingress are provided;
5. the proposed use will not adversely affect the area and surrounding property due to adverse environmental characteristics including undue smoke, odor, noise, improper drainage, or inadequate access;
6. the proposed use will not adversely affect the established character of the area;
7. the proposed use shall be in conformity with the provisions of the Easton

Comprehensive Plan including those provisions of the Comprehensive Plan relating to design and performance standards for the development or redevelopment of land. In addition to the criteria set forth elsewhere herein when considering an application for additional principal uses upon an approved lot, the proposed additional uses shall be compatible and complementary to uses customarily found near or in conjunction with one another. This provision may not be used to permit shopping centers which are governed by other provisions of this Ordinance.

NOTE: In the event your application pending before the Easton Board of Zoning Appeals requires a recommendation to the Board from the Easton Planning and Zoning Commission, the Appeals Board will not hear your application until it is in receipt of the Planning and Zoning Commission's recommendation. It is your responsibility to see that the recommendation required is before the Board of Zoning Appeals before any evidence is heard.

If there are any restrictions attached to the deed of the property subject to this application, please advise the Board thereof.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning and Zoning Department
410-822-1943 ssmith@eastonMD.gov



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

June 3, 2024

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, June 18, 2024 at 9:00 a.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. The Town of Easton Zoning Ordinance requires that owners of property located within 400 feet of a parcel on which certain types of applications are pending be given notice of upcoming meetings or hearings. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. Notice has also been sent to the Star Democrat, a sign has been posted at the subject property and the hearing agenda has been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Application SE - 739 / SE 22 - 12 has been filed on behalf of Stanley Dean, pursuant to Section 28-1303.5.B of the Zoning Ordinance (Ordinance) of the Town of Easton, to obtain a Special Exception for the use "Short-Term Housing" in the MXW- Water View Subdistrict, in accordance with Table 312 A, and Section 28-312.2.1 of the Ordinance. The property is located at 46 Wayman Avenue, Easton, Maryland, also known as Tax Map 0034, Grid 0009, Parcel 0169, and is situated in the MXW – Mixed Use Waterfront District. The property is owned by Stanley and Shilpi Dean.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting via the Town's website at <https://www.eastonmd.gov/129/Agendas-Minutes>.** If you have any questions regarding this application, please contact the Planning Office at (410) 822-1943 or via email at ssmith@eastonMD.gov.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov

Exhibit 'D'

THE STAR DEMOCRAT - ONE TIME - SUNDAY, JUNE 2, 2024

NOTICE

Notice is hereby given that Application SE - 739 / SE 22 - 12 has been filed on behalf of Stanley Dean, pursuant to Section 28-1303.5.B of the Zoning Ordinance (Ordinance) of the Town of Easton, to obtain a Special Exception for the use “Short-Term Housing” in the MXW- Water View Subdistrict, in accordance with Table 312 A, and Section 28-312.2.1 of the Ordinance.

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EASTON BOARD OF ZONING APPEALS

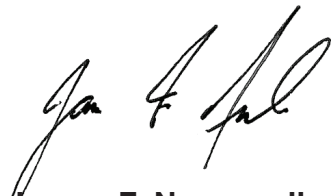
Notice to Star Democrat: Please publish as indicated above and send Certificate of Publication to Planning and Zoning, Town of Easton, P.O. Box 520, Easton, Maryland 21601, prior to date of hearing.

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND
COUNTY OF: Talbot County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "Application SE-739/SE 22-12..." was published in the:

The Star Democrat 06/02/24



James F. Normandin
President & Publisher

NOTICE

Notice is hereby given that Application SE - 739 / SE 22 - 12 has been filed on behalf of Stanley Dean, pursuant to Section 28-1303.5.B of the Zoning Ordinance (Ordinance) of the Town of Easton, to obtain a Special Exception for the use "Short-Term Housing" in the MXW- Water View Subdistrict, in accordance with Table 312 A, and Section 28-312.2.1 of the Ordinance.

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EASTON BOARD OF ZONING APPEALS

3055527 SD

6/2/2024

Exhibit 'E'



Subject property posting pursuant to Section 28-901.2.H.2 of the Town of Easton Zoning Code - May 29, 2024.

Exhibit 'F'

Project Fees Maintenance

Project Number

22 00000739

Project Description

SPECIAL EXCEPTION - 46 WAYMAN AVENUE

Deposit Balance

.00

		 Export				
Select ⌵	Amount To Apply ⬆ ⬇ ⬆		Description ⬆ ⬇ ⬆	Previously Applied ⬆ ⬇ ⬆	Paid ⬆ ⬇ ⬆	
☐	0.00		BOA SPECIAL EXCEPTION	700.00	700.00	
⏪ 1 ⏩						



TOWN OF EASTON
Planning & Zoning Department
14 South Harrison Street
P.O. Box 520
Easton, Maryland 21601

NOTICE OF APPLICATION SUMMARY
2024-06-18
SE - 1184 / SE 24 - 06
V- 1184 / V 24 - 04

Applicant notified of hearing date: Email: 2024-05-29 – 20 days

Exhibit A: Staff Report – 2024-06-11 – 7 days

Exhibit B: Application – 2024-05-16 – 33 days

Exhibit C: Notice Compilation

Applicant Hearing Letter: 2024-05-29 – 20 days

400' Notices Distributed: 2024-05-29 – 20 days

Exhibit D: Public Advertisement

Advertisement sent to the Star Democrat: 2024-05-29 – 20 days

Advertisement run in Star Democrat: 2024-06-02 – 16 days

Exhibit E: Picture of Property Sign Posting – 2024-05-29 – 20 days

Exhibit F: Proof of Payment – 2024-06-05 – 13 days

Exhibit 'A'

Date of Hearing: June 18, 2024

3c

**BOARD OF ZONING APPEALS
PUBLIC HEARING
STAFF REPORT**

SUBJECT: SPECIAL EXCEPTION 1226

ELECTION WARD: Ward 4

CRITICAL ACTION DATE: At the pleasure of the Board.

STAFF CONTACTS: Nicholas Johnson - Town Planner - Current
Miguel Salinas – Director of Planning and Zoning

APPLICANT: Zebulon Stafford III on behalf of Oscar Alvarado

PURPOSE: The applicant is seeking a special exception for the use of a Stacked Fourplex within the R-7A Zoning District. The applicant is also seeking variances from the required front and side setbacks (§28-302.2(C)), the minimum building envelope width (§28-302.2(E)), the minimum lot width for a stacked fourplex (§28-1007.13(d)), and the minimum number of required off-street parking spaces (§28-1001.3.A.3).

APPLICATION INFORMATION:	
APPLICANT: Oscar Alvarado	REPRESENTATIVE: Zebulon Hopkins Stafford III
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 104, Parcel 1573	0.09
ACCEPTANCE DATE: May 16, 2024	LOCATION: 20 S Aurora Street

EXISTING ZONING R-7A	EXISTING LAND USE: Residential
HISTORIC DISTRICT: Yes	FUTURE LAND USE: Residential

CONTEXT:

Location/Site Access – The subject property is located on the corner of S Aurora Street and South Lane.

Existing Conditions – The subject property is best described as a 3,900 square foot vacant parcel.

Surrounding Properties –

	Land Use	Zoning District(s)	Future Planned Land Use
South	Residential	R-7A	Residential
East	Residential	R-7A	Residential
North	Commercial	CBD	Residential
West	Residential	R-7A	Residential

20 S Aurora Street Vicinity Map



Figure 1 Vicinity Map

PROPOSAL: The applicant is proposing to construct a stacked fourplex within the R-7A Zoning District. The proposed structure will be 26' 8" tall and have a building footprint of approximately 1,500 square feet. The applicant is also proposing to construct a 5-foot-wide access walk and two fire escapes on the south façade of the structure.

BACKGROUND: The applicant received a certificate of appropriateness from the Historic District Commission on May 13th 2024 for new construction on this property. The approval was conditioned upon the use of half-round style gutters. Staff notes that the elevations that were approved by the Historic District Commission differ from the elevations that were submitted as part of the special exception/variance application.

POLICY ANALYSIS (SPECIAL EXCEPTION)

a. The proposed use conforms in all aspects to minimum requirements of the district in which it is located.

Analysis – Variances from a number of the R-7A Zoning District's dimensional requirements as well as supplemental standards for the stacked fourplex use and parking requirements are required in order for the proposed use to conform to the minimum requirements.

Staff notes that the minimum lot width standard from which a variance is being requested is unique to stacked fourplexes and does not apply to other missing middle housing types (with the exception of mansion apartments) such as duplexes and triplexes.

b. The proposed use is not adversely affecting the health, safety, and general welfare of residents of the area.

Analysis – The proposed use is residential in nature and should generate any conditions affecting the health, safety, or general welfare of the surrounding residents.

c. The proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area or the proposed special exceptions;

Analysis – The proposed use is located within an established neighborhood that is already served by the public facilities necessary to support residential uses. Easton Utilities was provided a copy of this application and will review the building permit application as well.

d. The proposed use will not create congestion in the streets or undue traffic hazards, and that adequate egress and ingress are provided;

Analysis – There is no onsite parking proposed at this time. There are on-street parking spaces adjacent to this property on S. Aurora Street and to the northeast of the property on South Lane. The addition of four dwelling units will not generate enough additional vehicular trips to create congestion.

Staff notes that there is currently “no parking” signage prohibiting on street parking on the portion of South Lane directly adjacent to this property.

e. The proposed use will not adversely affect the area and surrounding property due to adverse environmental characteristics including undue smoke, odor, noise, improper drainage, or inadequate access;

Analysis – The proposed use is residential in nature and does not generate any adverse environmental impacts such as smoke or odor.

f. The proposed use will not adversely affect the established character of the area.

Analysis – The proposed use is residential in nature which is in keeping with the established character of the area. There are other forms of middle housing within the surrounding neighborhood including a triplex, a mansion apartment, and a live-work unit.

g. The proposed use shall be in conformity with the provisions of the Easton Comprehensive Plan including those provisions of the Comprehensive Plan relating to design and performance standards for the development or redevelopment of land. In addition to the criteria set forth elsewhere herein when considering an application for

additional principal uses upon an approved lot, the proposed additional uses shall be compatible and complementary and uses customarily found near or in conjunction with one another. This provision may not be used to permit shopping centers which are governed by other provisions of this Ordinance.

Analysis – The Comprehensive Plan’s future land use map designates this property as residential which is in keeping with the proposed use. This type of housing is known as middle housing type because it is more intense than a single-family home but less intense than a multi-family apartment complex. Middle housing types are generally more affordable than traditional single-family units and may help to achieve the Comprehensive plan’s goal of increasing the supply of attainable housing in the Town of Easton. Furthermore, Principle 7 of the Community Character chapter of the Comprehensive Plan states that neighborhoods should contain a diversity of housing types

POLICY ANALYSIS (VARIANCE):

- a. Granting the application: (i) will not be contrary to the public interest, (ii) will be in harmony with the purpose and intent of the Ordinance and (iii) will not be injurious to the neighborhood or otherwise detrimental to the public welfare;**

Analysis – Providing relief to the Zoning Ordinance’s dimensional and parking requirements to allow for the construction of compatible infill residential development is in the public’s interest. The proposed development is consistent with the purpose statement for the R-7A district (§28-302.1) which is to “encourage the residential development and redevelopment of certain established areas of the Town of Easton. The district will provide land areas for high and medium density residential development with a variety of housing types...” The proposed development is considered medium density and is a housing type not commonly found within the Town. This structure will be residential and should not have any detrimental impacts to the public welfare.

- b. Owing to conditions peculiar to the property, which conditions are not the result of any action taken by the applicant, a literal enforcement of the Ordinance will result in practical difficulty to the applicant.**

Analysis – Given the size of this lot, the required front and side setbacks, and the minimum lot width for a stacked fourplex, this lot would be unbuildable without the granting of variances. Minimum lot width requirements are found in the supplemental standards for certain more intense middle housing types including fourplexes and mansion apartments. A variance for minimum lot width would not be required for either a duplex or triplex as these housing types do not have a specific requirement for lot width.

In regards to the parking requirements, off street parking could possibly be provided but would likely require additional dimensional variances and eliminate valuable green space. A proposed middle housing type of duplex or triplex could lessen the extent of a variance from the minimum parking requirements.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Special Exception 1184 based on the following findings...

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1184 based on the following findings...

OR

3. I move an alternate motion.

Exhibit 'B'



TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

RECEIVED
MAY 16 2024
TOWN OF EASTON

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

☒ VARIANCE ☐ APPEAL ☒ SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	20 SOUTH AURORA STREET				
TAX MAP	GRID	PARCEL	LOT		
DEED REFERENCE	LIBER 2898	FOLIO 179	PLAT ATTACHED		
PLAT REFERENCE	LIBER	FOLIO			
EXISTING USE	VACANT LAND				
ZONING DISTRICT					

HISTORIC DISTRICT Y ☒ N ☐ Planned Redevelopment District Y ☐ N ☐

OWNER

NAME	OSCAR ALVARADO		
MAILING ADDRESS	442 MAIN STREET		
TELEPHONE NO.	410-924-5019	EMAIL	OSCAR.ALVARADO.2539@gmail.com

APPLICANT OR AGENT

NAME	Z. H. STAFFORD III		
MAILING ADDRESS	P.O. BOX 3030 EASTON, MD 21601		
TELEPHONE NO.	410-310-7185	EMAIL	happy@goeaston.net

Surveyor / Engineer

NAME	LANE ENGINEERING		
License Number and Expiration	ON FILE WITH TOWN OF EASTON		
MAILING ADDRESS	EASTON, MD 21601		
TELEPHONE NO.	410-822-8003	EMAIL	

REQUEST DETAILS

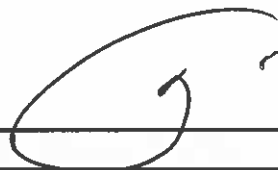
SUBJECT TO PREVIOUS BOZA APPLICATION Y ☐ N ☒

ZONING ORDINANCE SECTION **AS ATTACHED**

☐ INCLUDE ALL REQUIRED ITEMS FROM THE APPLICABLE CHECKLIST

A NY MODIFICATIONS DURING REVIEW SHALL WARRANT AN UPDATED APPLICATION.

I DO HEREBY SOLEMNLY DECLARE AND AFFIRM THAT THE INFORMATION PROVIDED BY THIS APPLICATION AND THE DOCUMENTS ATTACHED HERETO ACCURATELY REPRESENT THE CONDITIONS OF THE REQUEST AND THAT SUBMISSION OF AN INCOMPLETE APPLICATION WILL BE RETURNED FOR CORRECTION PRIOR TO PROCESSING.

SIGNATURE OF APPLICANT OR AGENT	
Date	05-15-2024
PRINTED NAME OF APPLICANT OR AGENT	Z. H. STAFFORD III

For Office Use Only

Project Number	SE 24 - 06 / V 24 - 04	Fee Received	05/20/2024
Application Number	SE/V- 1184	Application Notification	05/29/2024
Filing Date	05/16/2024	Property Posting Date	05/29/2024
BOZA Hearing Date	06/18/2024	Notice(s) Published	06/02/2024
If ESDR, Date			
Historic District Commission: 05/13/2024		Revised 11-2023	

BOARD OF APPEALS
VARIANCE APPLICATION
20 SOUTH STREET
EASTON , MARYLAND 21601

RE: Written Response Variance Findings of Fact

1. This property is a vacant lot and having approval and meeting all the requirements of the Historic Commission is in accord with the harmonious Development of Easton
2. The property is located in an area of needed workforce apartments and meets all the public safety concerns of the Town of Easton as the property is located on Aurora Street and has existing sidewalks
3. As the construction of the house is copied from the original Railroad Hotel on Goldsborough Street and approved by Historic Commission the property meets the universal ethic
4. As the property is only using 50 % of lot coverage due to current setbacks and view easements on Aurora Street shows reduction in consumption
5. The development encourages the need for workforce housing in Easton and appropriate and sustainable economic growth
6. As the Attached lot shows the lot is not square and demands variances to set backs and because the lot is constrained by a view

easement by the Town for South lane , the use of the buildable area is reduced to 50% of lot coverage .

7. The property meets the Towns Zoning Ordinance , Comprehensive plan and any applicable area small plan
8. As Aurora Street and South Lane exist and the sidewalks exist and the View easement is in place for the protection of the public it is in no way harmful to the neighborhood and adds value to the existing properties that will surround this property.
9. The property as stated is not a rectangle lot , and the view easement restricts the building to be on Aurora Street. The Variances need to be approved to build the approved structure approved by the Historic Commission .
10. No action has been taken to cause the variance approval ,the action is necessary to construct the building under the set backs, easements, as approved by Historic Commision.
11. The hardship is unless the variance is granted the construction could not take place to build workforce housing in a needed area of Easton. As stated the lot is not square and causes the property to require variances so it may be constructed as approved by the Historic Commission



Town of Easton
Planning and Zoning
14 S. Harrison Street Easton, MD 21601 410-822-1943
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

Meeting Date: 5/13/2024
Application Number: 2024-1184
Location: 20 S Aurora Street
Applicant: Z.H. Stafford III

Commissioner Stuart moved to **approve the application with the condition that Half-round gutters shall be installed.**
Commissioner Greer seconded the motion.

FOR: 5 - Demby, Brophy, Bateman, Greer, Stuart

If the scope of work changes and or the materials and methods used are contrary to that understood by the application and any supplemental information provided, the work shall not continue until such time that the Commission is notified and said differences are considered and approved by the Commission.

"A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission".

Prior to start of work please contact the Building Inspection Department at 410 822 2525 to ensure all required building permits have been obtained. Also, please reach out to the Building Inspection department to ensure your project complies with the Town of Easton's building codes.

Nicholas Johnson
Representative, Historic District Commission

5/29/2024
Date

TO: Town Of Easton

ATTN : Nick Johnson

RE : 20 South Aurora Street

Gentleman and Ladies ,

I AUTHOZIZE , ZEBULON HOPKINS STAFFORD III , TO APPLY ON THE OWNERS
BEHALF FOR 20 SOUTH AURORA STREET , EASTON , MARYLAND 21601

A handwritten signature in black ink, appearing to read "Oscar R. Alvarado", is written over a horizontal line.

OSCAR ALVARADO

MAY 20, 2024

Page 89 of 101



PROPOSED FRONT ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$ ARCHITECTURAL



PROPOSED RIGHT SIDE

SCALE: $\frac{1}{4}" = 1'-0"$ ARCHITECTURAL



PROPOSED LEFT SIDE

SCALE: $\frac{1}{4}" = 1'-0"$ ARCHITECTURAL



PROPOSED REAR ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$ ARCHITECTURAL

SHEET NUMBER

E-1

PROJECT
NUMBER:

NOTES:

Scale: $\frac{1}{4}" = 1'-0"$ ARCHITECTURAL
Date of Plans Issued: May 16, 2024

REVISIONS

Rev. #	Date
1	2/23/24

WEST & CALLAHAN, INC. / EASTERN MILLWORK, INC.

8911 Mistletoe Drive Office #: 410-822-3617 /
Easton, MD 21601 410-820-8848
Fax #: 410-822-7954 / 410-820-7880

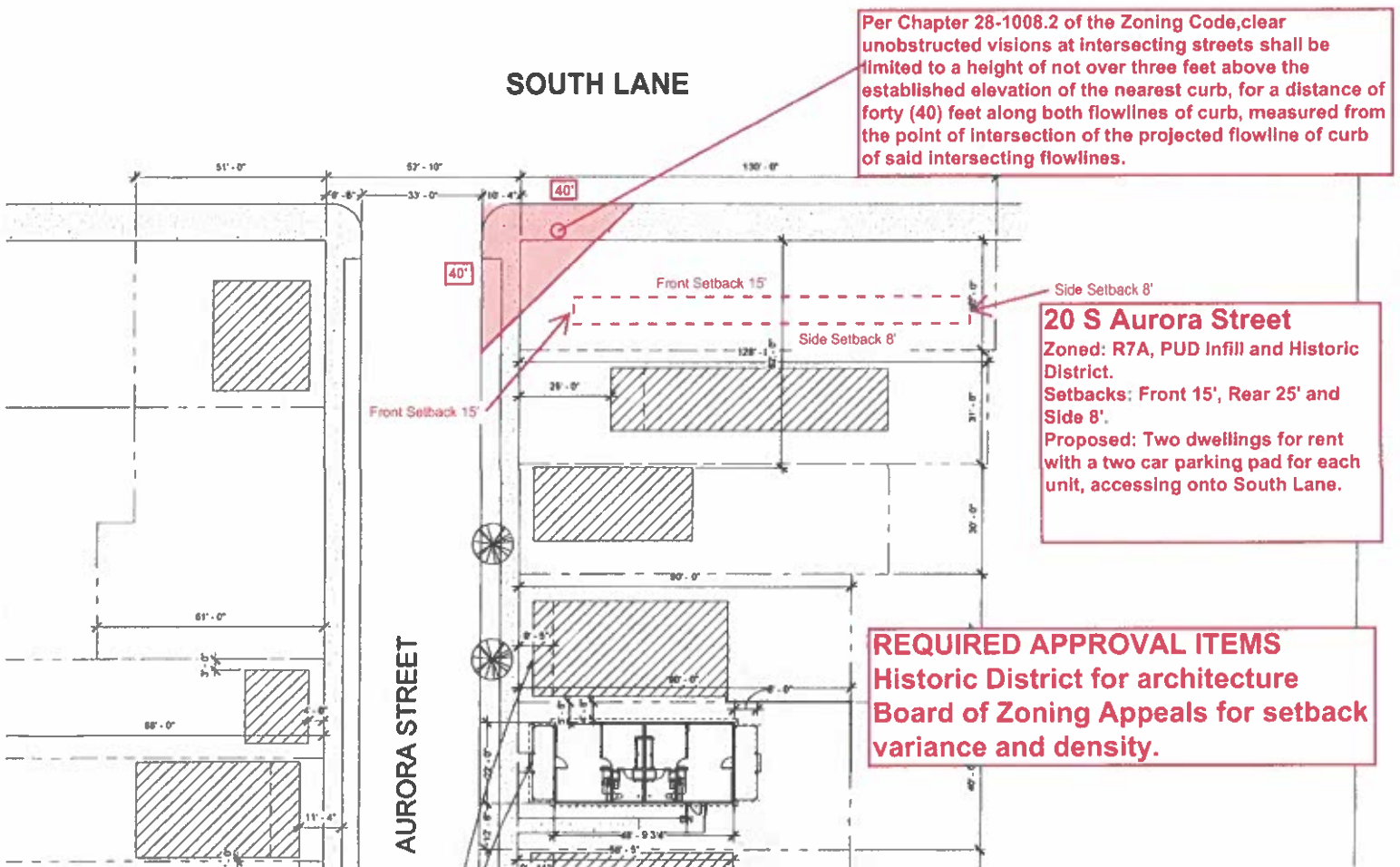
Drawn By: Christine Gross
Designer Specialist
Email: christinegross@goeaston.net

OWNER & PROPERTY INFO:

Owner(s): Hoppy Stafford (Oscar Alvarado)
Premises Address: 20 South Aurora Street
Easton, MD 21601

Mailing Address:

Map: 104 Tax Account #: 01-026135
Grid: 0 County: Talbot
Parcel: 1573 District: 1
Subdivision: 0000 Lot #: 8 / Acreage: .30 x 130'



Staff recommends a Duplex side-by-side or stacked unit. There's also a sight-triangle requirement at the intersection of Aurora Street and South Lane. Therefore, the proposed dwelling would have to be outside that perimeter. In order to be consistent with the street scape, the front facade will face Aurora Street. You will need HDC approval for architecture and BOZA approval for setback variances and density. Parking is required for both units.

EASTERN SHORE TITLE COMPANY
 114 N. West Street
 Easton, Maryland 21601
 Telephone: 410-820-4426 Fax: 410-820-4429
 Website: www.easternshoretitle.com
 Email: info@easternshoretitle.com

This Deed, made this 23 day of September, 2021, by and between Gerson Martinez and Samantha Martinez, Maryland residents, Grantors and Oscar Rolando Alvarado and Ruth Maribel Andrade Sanchez, Grantees.

- Witnesseth -

THAT FOR AND IN CONSIDERATION of the sum of **FORTY TWO THOUSAND AND 00/100 DOLLARS (\$42,000.00)** and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, the said Gerson Martinez and Samantha Martinez, do hereby grant and convey unto the said **Oscar Rolando Alvarado and Ruth Maribel Andrade Sanchez**, husband and wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs, personal representatives and assigns of the survivor, forever, in fee simple, all the hereinafter described property:

ALL that lot, piece or parcel of ground situate, lying and being in the Town of Easton, First Election District of Talbot County, State of Maryland and more particularly described as follows, that is to say:

BEGINNING for the said part at a stone marked LXXXIV, set in the ground at the place where the East side of Aurora Street intersects the South side of South Lane and running from thence with said South Lane, North 88° 30' East 10 ½ perches to another stone set in the ground at the West side of East Lane; thence with East Lane, South 1° East 3 ¾ perches; thence South 88° 30' West 10 ½ perches to Aurora Street aforesaid; and thence with said Street, North 1° West 3 ¾ perches to the aforesaid place of beginning, containing the quantity of 39 ½ square perches of land, more or less, as shown on a Plat entitled: "MAP OF EASTON, MD" prepared by John Anderson Civil Engineer, dated September 15, 1911 and recorded among the Land Records of Talbot County, Maryland in Liber No. 160, folio 124.

SAVE AND EXCEPT Therefrom all that land conveyed in a Deed by and between Harry S. Wrightson and John W.D. Jump dated December 6, 1912 and recorded among the Land Records of Talbot County, Maryland in Liber No. 167, folio 225; ALSO SAVE AND EXCEPT Therefrom all that land conveyed in a Deed by and between Harry S. Wrightson and Alexander Fountain dated September 19, 1912 and recorded among the Land Records of Talbot County, Maryland in Liber No. 163, folio 8.

BEING the same property conveyed unto Gerson Martinez and Samantha Martinez from Jo Ann Genova by Deed dated July 24, 2019 and recorded among the Land Records of Talbot County, Maryland in Liber No. No. 2629, folio 283.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said **Oscar Rolando Alvarado and Ruth Maribel Andrade Sanchez**, husband and wife, as tenants

TALBOT COUNTY FINANCE OFFICE
 RECORDATION TAX
 AMT: \$504.00
 DATE: 9/28/2021
 INITIALS: SPH
 REG ID: 01-026135

EASTERN SHORE TITLE COMPANY
 P.O. BOX 857
 EASTON, MD 21601

CERTIFICATION IS MADE THAT ALL TAXES
 DUE ON THE PROPERTY INDICATED IN
 THIS DEED HAVE BEEN PAID.
 FINANCE OFFICER OF TALBOT COUNTY
 CLAY B. STAMP, FIN. OFFICER
 DATE: 9/28/2021

Exhibit 'C'



TOWN OF EASTON

P.O. Box 520
Easton, Maryland 21601

May 29, 2024

Mr. Z.H. Stafford III
P.O. Box 3030
Easton, Maryland 21601

Re: BOZA Application SE-1184 / SE 24-06
20 South Aurora Street
Tax Map 0104, Grid 000, Parcel 1572
Easton, Maryland 21601

Mr. Stafford,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, June 18, 2024 at 9:00 A. M.*** in the Chambers of the Mayor and Council of Easton. You should appear at the above time and place, together with any witnesses you may care to present and be prepared to submit evidence, which will establish:

1. the proposed use conforms in all aspects to minimum requirements of the district in which it is located;
2. the proposed use is not adversely affecting the health, safety, and general welfare of residents of the area;
3. the proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area or the proposed special exception;
4. the proposed use will not create congestion in the streets or undue traffic hazards, and that adequate egress and ingress are provided;
5. the proposed use will not adversely affect the area and surrounding property due to adverse environmental characteristics including undue smoke, odor, noise, improper drainage, or inadequate access;
6. the proposed use will not adversely affect the established character of the area;
7. the proposed use shall be in conformity with the provisions of the Easton

Comprehensive Plan including those provisions of the Comprehensive Plan relating to design and performance standards for the development or redevelopment of land. In addition to the criteria set forth elsewhere herein when considering an application for additional principal uses upon an approved lot, the proposed additional uses shall be compatible and complementary to uses customarily found near or in conjunction with one another. This provision may not be used to permit shopping centers which are governed by other provisions of this Ordinance.

NOTE: In the event your application pending before the Easton Board of Zoning Appeals requires a recommendation to the Board from the Easton Planning and Zoning Commission, the Appeals Board will not hear your application until it is in receipt of the Planning and Zoning Commission's recommendation. It is your responsibility to see that the recommendation required is before the Board of Zoning Appeals before any evidence is heard.

If there are any restrictions attached to the deed of the property subject to this application, please advise the Board thereof.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning and Zoning Department
410-822-1943 ssmith@eastonMD.gov



TOWN OF EASTON

P.O. Box 520
Easton, Maryland 21601

May 29, 2024

Mr. Z.H. Stafford III
P.O. Box 3030
Easton, Maryland 21601

Re: BOZA Application V-1184 / V 24-04
20 South Aurora Street
Tax Map 0104, Grid 000, Parcel 1572
Easton, Maryland 21601

Mr. Stafford,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, June 18th at 9:00 A. M.*** in the Chambers of the Mayor and Council of Easton. You should appear at the above time and place, together with any witnesses you may care to present and be prepared to submit evidence, which will establish:

1. That granting the application will not be contrary to the public interest;
2. that granting the application will be in harmony with the purpose and intent of the Ordinance;
3. that granting the application will not be injurious to the neighborhood or otherwise detrimental to the public welfare;
4. that owing to conditions peculiar to the property, which conditions are not the result of any action taken by the applicant, a literal enforcement of the Ordinance will result in practical difficulty to the applicant.

Please be prepared to answer the four listed items above at the time of the Hearing. If there are any restrictions attached to the deed of the property subject to this application, please advise the Board thereof.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning and Zoning Department
410-822-1943 ssmith@eastonMD.gov



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

June 3, 2024

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, June 18, 2024 at 9:00 a.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. The Town of Easton Zoning Ordinance requires that owners of property located within 400 feet of a parcel on which certain types of applications are pending be given notice of upcoming meetings or hearings. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. Notice has also been sent to the Star Democrat, a sign has been posted at the subject property and the hearing agenda has been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Special Exception Application SE-1184 / SE 24-06 has been filed by Z.H. Stafford III (Applicant), pursuant to Section 28-1303.5.B of the Zoning Ordinance (Ordinance) of the Town of Easton, use (1) 103.4 in Table 2.1 of Section 28-201 to be utilized as a Fourplex, stacked* in the R-7A Residential District. The Applicant has also filed Variance Application V-1184 / V 24-04 pursuant to Section 28-1303.5 C of the Town of Easton Zoning Ordinance to request a variance 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 1573, and is situated in the R-7A – Residential District. The property is owned by Oscar Alvarado. This application was granted a Certificate of Appropriateness for construction from the Historic District Commission at their May 13, 2024 meeting.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting via the Town's website at <https://www.eastonmd.gov/129/Agendas-Minutes>.** If you have any questions regarding

this application, please contact the Planning Office at (410) 822-1943 or via email at ssmith@eastonMD.gov.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov

Exhibit 'D'

THE STAR DEMOCRAT - ONE TIME - SUNDAY, JUNE 2, 2024

NOTICE

Notice is hereby given that Special Exception Application SE-1184 / SE 24-06 has been filed by Z.H. Stafford III (Applicant), pursuant to Section 28-1303.5.B of the Zoning Ordinance (Ordinance) of the Town of Easton, use (1) 103.4 in Table 2.1 of Section 28-201 to be utilized as a Fourplex, stacked* in the R-7A Residential District. The Applicant has also filed Variance Application V-1184 / V 24-04 pursuant to Section 28-1303.5 C of the Town of Easton Zoning Ordinance to request a variance 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.

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EASTON BOARD OF ZONING APPEALS

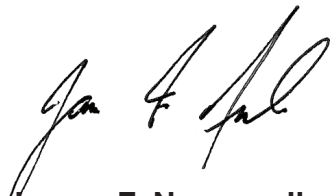
Notice to Star Democrat: Please publish as indicated above and send Certificate of Publication to Planning and Zoning, Town of Easton, P.O. Box 520, Easton, Maryland 21601, prior to date of hearing.

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND
COUNTY OF: Talbot County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "Application SE-1184 / SE 24-06..." was published in the:

The Star Democrat 06/02/24



James F. Normandin
President & Publisher

NOTICE

Notice is hereby given that Special Exception Application SE-1184 / SE 24-06 has been filed by Z.H. Stafford III (Applicant), pursuant to Section 28-1303.5.B of the Zoning Ordinance (Ordinance) of the Town of Easton, use (1) 103.4 in Table 2.1 of Section 28-201 to be utilized as a Fourplex, stacked* in the R-7A Residential District. The Applicant has also filed Variance Application V-1184 / V 24-04 pursuant to Section 28-1303.5 C of the Town of Easton Zoning Ordinance to request a variance 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.

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EASTON BOARD OF ZONING APPEALS

3055532 SD

6/2/2024

Exhibit 'E'



Subject property posting pursuant to Section 28-901.2.H.2 of the Town of Easton Zoning Code - May 29, 2024.



Easton
MARYLAND

Exhibit 'F'

RECEIPT

TOWN OF EASTON

Planning & Zoning Department

P.O. BOX 520

Easton, Maryland 21601

APPLICATION #	DATE
2024 - 1184	6/5/2024
PROJECT ID	
SE 24-06 & V 24-04	

TO:

Z.H. Stafford III

P.O. Box 3030

Easton, Maryland 21601

RE: Application 2024 - 1184 / SE 24-06 & V 24-04

20 S. Aurora Street

Tax Map 0104, Grid 000, Parcel 1572

Easton, Maryland 21601

Date	Description	Transaction	Amount
05/16/2024	BOZA - VARIANCE	Check # 1342	250.00
05/21/2024	BOZA - SPECIAL EXCEPTION	Check # 223	700.00
			-
			-
			-
			-
			-
			-
			-
Thank you!			TOTAL \$950.00

Paid in full. Thank you!

If you have any questions about this invoice, please contact
Samantha N. Smith, Administrative Specialist (410) 822-1943, ssmith@eastonmd.gov