



**Town of Easton Board of Zoning Appeals
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](http://eastonmd.gov)
 [\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Board Members:

Gary Molchan, Vice Chairman
Zakary A. Krebeck
Paul Weber, Alternate

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas, Town Planner - Long Range
Joseph Mayer, Plan Reviewer
Nicholas Johnson, Town Planner - Current
Sharon Van Emburgh, Town Attorney
Samantha Smith, Administrative Specialist

Absent:

Board Members:

Peter Cotter, Chairman

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	<u>3 - 0 - 1</u>
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.

<u>Vote</u>	<u>3 - 0 - 1</u>
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.

<u>Vote</u>	<u>3 - 0 - 1</u>
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.