

Location: 534 S. Aurora Street
Tax Map 0106, Grid 0EA, Parcel 2457,
Lot 1
Zoning District: R-10A
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-10A residential zoning District.

- c. **Application:** SE - 1156 / SE 24 - 04
Applicant: Davis, Bowen & Friedel, Inc. c/o Robert
J. Duma, P.E.
Location: 28640 Mary's Court - Talbot County
Public Safety Complex
Tax Map 0025, Grid 0022, Parcel 0046,
Lot 14
Zoning District: BC
Request: Special Exception request pursuant to
Section 28-1303.5 B of the Zoning
Ordinance of the Town of Easton, use
(3) 304 in Table 2.1 of Section 28-202
to be utilized as a Fire, Rescue, or
Police Station in the BC - Business
Commercial zoning district. The Talbot
County Sherriff's Office, and the Talbot
County Department of Emergency
Services intend to relocate their offices
to this newly improved facility. This
application (2024 - 1156) is also
anticipated to appear on the May 16,
2024 Planning Commission agenda to
request a Supplemental Parking Waiver
from the required number of parking
spaces.

4. Discussion Item



Town of Easton Board of Zoning Appeals

Draft Decision Summary

Tuesday, April 16, 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)

Attendance:

Board Members:

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

Staff:

Miguel Salinas, Planning and Zoning Director
Joseph Mayer, Plan Reviewer
Sharon Van Emburgh Esq., Town Attorney
William C. Chapman Esq., Assistant Attorney
Samantha Smith, Administrative Specialist

Absent:

Staff:

Lynn B. Thomas, Town Planner - Long Range
Nicholas Johnson, Town Planner - Current

1. **Call to Order** — Chairman Cotter called the meeting to order at 9:00 a.m.

2. **Decision Summary Review** —

**Vice Chairman Molchan moved to approve the March 19, 2024 Decision Summary.
Chairman Cotter seconded the motion.**

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

3. **Applications** —

3.1. **File No.:** V - 1130 / V 24 - 03

Applicant: Fink, Whitten & Associates, LLC

Location: 220 South Street, Easton, MD 21601

Tax Map 0104, Grid 0EA, Parcel 1902

Zoning: R-7A

Request: The Applicant is requesting a Variance from the following section of the Zoning Ordinance: Section 28-302.2.C.2, the minimum 25' rear setback for all uses and structures in the R-7A Zoning District, and from Section 28-302.2.C.3, the minimum 8' side setback for all uses and structures in the R-7A Zoning District. The applicant is seeking to subdivide the existing 21,622 square foot parcel into two (2) parcels: a 16,564 square foot parcel (Lot 1) and a 5,058 square foot parcel (Lot 2). There is an existing Accessory Dwelling Unit located along the southern property line (Lot 2) and would violate the side and rear setback requirements for the R-7A Zoning District. There is no record or any permits or approvals allowing this structure to operate as an Accessory Dwelling Unit.

Staff recommends a denial with the following findings:

1. That there are no peculiar conditions associated with the property that necessitate the need for a variance.
2. The conditions associated with the need for the variance are the result of action taken by the applicant.
3. A literal interpretation of the Zoning Ordinance will not result in a practical difficulty. The applicant's proposal to subdivide the property creates the necessity for an additional variance request that would not otherwise be required.

Staff Presentation:

Miguel Salinas, Director of Planning and Zoning

Joseph Mayer, Plan Reviewer

Applicant Presentation:

Elizabeth "Ebie" Fink

Pamla Into, Owner

Public Comment:

Michael Brophy, 216 South Street

Landy Cook, 113 S. Aurora Street

Public Comment Written:

Joyce DeLaurentis, 215 Talbot Street

Board Member Krebeck moved to approve the variance request as submitted by the applicant with the following conditions:

1. The applicant shall comply with all Subdivision Regulations and obtain all applicable Building permits.

- 99 2. As determined by the findings of the Board including the applicant's
100 submission and the Town's staff report, the recorded plat shall
101 indicate that any subsequent expansion or encroachment into the
102 setback is required to appear before the Board
103

104 Vice Chairman Molchan seconded the motion.
105

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

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113 **4. Administrative Appeal —**
114

115 **4.1. File No.: A - 1117 / A 24 - 01**

116 **Applicant:** Aspire Outdoors, LLC

117 **Location:** Camac Street, Easton, MD 21601

118 Tax Map 0026, Grid 0020, Parcel 0186

119 **Zoning:** R-10A

120 **Request:** Aspire Outdoors, LLC (Applicant) has filed an appeal to the Town
121 of Easton Board of Zoning Appeals (Board) pursuant to Section 28-1303.3.A of
122 the Town of Easton code, alleging an error in the decision or determination by the
123 Planning and Zoning Director, in a Written Decision dated January 3, 2024, that a
124 revised set of plans submitted by the Applicant on November 8, 2023 did not
125 represent a substantial change to the original proposal dated September 26, 2023.
126

127 **Background:** On October 24, 2023 the Board heard the Special Exception
128 Application SE - 991 / SE 23 - 06 for a Multifamily Apartment Complex Use; and
129 the Variance application V - 911 / V 23 - 05 for a variance from the minimum 75'
130 rear yard setback for apartment buildings and parking areas adjacent to a single-
131 family residence or vacant residential lot. At the conclusion of the Hearing, the
132 Board voted (3-0) to approve the Variance request as submitted. The Board voted
133 (3-0) to deny the Special Exception request as submitted.
134

135 Following the denial of the Special Exception, a revised set of plans was
136 submitted by the Applicant on November 8, 2023. Section 28-1303.F of the
137 Zoning Ordinance states that if any application or request is disapproved on the
138 merits by the Board, the Board shall not accept the application for substantially
139 the same proposal, on the same premises, until after one (1) year from the date of
140 such disapproval. Staff compared the submission against the Board's findings for
141 denial, and subsequently determined that the revised submission does not
142 represent a substantial change.
143

144 **Town Representation:**

Sharon VanEmburch *Esq.*, Town Attorney
William C. Chapman *Esq.*, Assistant Town Attorney

Applicant Representation:

Derrick Daly, Aspire Outdoors LLC

- 4.2. Oath to Testify** — Chairman Cotter called for all witnesses to declare and affirm under penalty of perjury that he or she solemnly swear to testify truthfully before the Board.

4.3. Opening Statements —

4.3.1. Applicant Opening Statement — Mr. Derick Daly addressed the Board on behalf of Aspire Outdoors LLC with a brief introduction to the nature of the Appeal, and to why the submitted change was substantial to the original application. As exemplified by video documentation of the April 2023 meeting and the October 2023 Hearing, extensive discussion and a thorough debate related to the traffic pattern on Camac Street was addressed as a major recurring concern for the project. In consideration of these comments made under sworn testimony by members of the public and the Board, the November 2023 submission now proposes the elimination of one 3-story building for a total of 135 units (from 162 units); and all vehicular trips will now be routed directly through Gannon Range with the addition of a gate at the end of Camac Street to be used for emergency vehicle access only. The Applicant provided a letter dated October 18, 2023 from Zachary A. Smith *Esq.* on behalf of D.R. Horton, Inc. acknowledging an agreement for a single vehicular access between Gannon Range and Aspire.

4.3.2. Town of Easton’s Opening Statement — Mrs. Sharon VanEmburch, *Esq.* was present on behalf of the Town of Easton to defend the interpretation of the January 3, 2024 Decision by the Planning and Zoning Director that the revised application submitted by the Applicant on November 8, 2023 was substantially the same as the original proposal dated September 26, 2023. As per Section 28-1303.F of the Zoning Ordinance: “... the Board shall not accept any application for substantially the same proposal, on the same premises, until after one (1) year from the date of such disapproval.” She also distinguished that this traffic solution was already contemplated by the Board; citing Page 22 of 23 of their Written Decision which states: “Even if Camac Street was not used and all traffic went through Gannon Range, the Board is concerned that four apartment buildings would be problematic to the traffic through Gannon Range, and the resulting project would not meet the connectivity requirements of the Comprehensive Plan.” Mrs. VanEmburch contested that Mr. Miguel Salinas, the Planning

and Zoning Director reviewed the revised submission, and compared this set of plans to the Special Exception findings of the Written Decision of the Board dated December 29, 2023 with particular respect to traffic, parking, character of the surrounding area, and interconnectivity. Mr. Salinas will provide testimony to support his rationale in his determination that the revised submission does not represent a substantial change.

4.4. Testimony —

4.4.1. Mrs. VanEmburch called Mr. Michael “Miguel” Salinas of 14 S. Harrison Street to testify. Mr. Salinas has worked in Planning and Zoning for local municipalities since 2003; serving as the Director for the Town of Easton since June of 2022, and previously serving as the Director of Planning and Zoning for Talbot County, Maryland. After reviewing the video recording of the October 24, 2023 Hearing and the Decision of the Board, Mr. Salinas compared these records to the revised submission; considering any substantial changes in the application that may sufficiently overcome the findings for denial for a Special Exception in the original Decision. Mr. Salinas noted four (4) findings in particular: *1) The proposed project would create undue traffic hazards and congestion on Camac Street; 2) The proposed project adversely affects the health, safety, and welfare of the surrounding residents and the established character of the area; 3) The proposed project provides inadequate parking; and 4) The proposed project eliminates interconnectivity.*

4.4.2. Cross Examination — Chairman Cotter opened up cross examination for Mr. Salinas’ testimony. Mr. Daly reviewed the components of finding 1) that the elimination of access off of Camac Street and the addition of an emergency vehicle access fence did sufficiently address the Board’s findings regarding undue traffic hazards and congestion on Camac Street and overflow parking on McCall Street. Mr. Daly questioned Mr. Salinas in regard to a discrepancy in his determination for finding 2) regarding the dwelling count and reduction of the overall gross density of the project from 2.63 dwelling units per acre to 2.184 dwelling units per acre. Mr. Daly highlighted finding 3) regarding inadequate parking for the record; and staff’s finding that the 201 spaces provided in the revised submission is a sufficient range of the required 135-270 offsite parking spaces. Mr. Daly addressed finding 4) that the proposed project eliminated interconnectivity, and asserted that the definition for traffic in the Land Use chapter of the Comprehensive Plan does not specify “vehicle traffic” under the objectives of the Comprehensive Plan.

4.5. Public Comment — Chairman Cotter opened for public comment.

236 **4.5.1. Public Comment:**
237 Dennis Freeman, 8687 Camac Street
238

239 **4.5.2. Public Comment Written:**
240 John Franczak, Hunters Mill Homeowners Association
241

242
243 **4.6. Closing Testimony —**
244

245 **4.6.1. Applicant Closing Statement** — Mr. Daly concluded by reiterating that
246 multiple aspects of traffic were cited as a recurring concern for this
247 project. With the proposed elimination of one 3-story building and with all
248 traffic to be routed directly through Gannon Range, this solution does
249 sufficiently address the four (4) findings of Mr. Salinas’ Decision, and
250 therefore can be determined to be a substantial change from the original
251 proposal.
252

253 **4.6.2. Town of Easton’s Closing Statement** — Mrs. VanEmburch stated that
254 Mr. Salias had sufficient justification in that this application is
255 substantially the same as the original; revisiting Page 22 of the Board’s
256 Written Decision in which the Board made the determination that directing
257 traffic through Gannon Range was not an appropriate solution. Mrs.
258 VanEmburch asked for the Board to determine that this proposal is not a
259 substantial change to the original proposal.
260

261 **4.6.2.1. Applicant Response to Defendant Closing Statement** —
262 Mr. Daly asked the Board to once again consider the
263 changes presented in this proposal, for the opportunity for this
264 proposal to be reviewed once again by staff at the Preliminary
265 Review level, and to determine that this proposal is in fact a
266 substantial change from the original.
267

268
269 **4.7. Board Deliberation —**
270

271 **4.7.1. Administrative Appeal: A - 1117 / A 24 - 01**
272

273 **Chairman Cotter moved to deny the appeal, and to affirm the findings of the**
274 **Written Decision by the Planning and Zoning Director dated January 3, 2024 that**
275 **the revised set of plans submitted by the applicant on November 8, 2023 did not**
276 **represent a substantial change to the original proposal dated September 26, 2023.**
277 **Board Member Krebeck seconded the motion.**
278

279 Vote 2 - 1
280 FOR: 2 - Cotter, Krebeck
281 AGAINST: 1 - Molchan

282 ABSTAIN: 0
283 ABSENT: 0
284
285

- 286 5. **Adjournment** — Chairman Cotter motioned to adjourn. Board Member Krebeck
287 seconded. The meeting was adjourned at 11:23 a.m.

Exhibit 'A'

RECEIVED

APR 17 2024

TOWN OF EASTON



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

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

☐ VARIANCE ☐ APPEAL ☒ SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	8401 Ocean Gateway Easton, MD 21601				
TAX MAP	GRID	PARCEL	LOT		
DEED REFERENCE	LIBER	FOLIO			
PLAT REFERENCE	LIBER	FOLIO			
EXISTING USE					
ZONING DISTRICT	CG				

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

OWNER

NAME	Builders First Source		
MAILING ADDRESS			
TELEPHONE NO.		EMAIL	

APPLICANT OR AGENT

NAME	Eric Bridge		
MAILING ADDRESS	8401 Ocean Gateway Easton, MD 21601		
TELEPHONE NO.	410-822-4880	EMAIL	eric.bridge@bldr.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		
PRINTED NAME OF APPLICANT OR AGENT		

For Office Use Only

Project Number	SE 24-02	Fee Received	\$700.00
Application Number	2024-1187	Application Notification	05/03/2024
Filing Date	04/16/2024	Property Posting Date	05/01/2024
BOZA Hearing Date	05/21/2024	Notice(s) Published	05/05/2024
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	✓	
Completed application along with a written, detailed explanation for the purpose of the request	✓	
Site plan drawn to scale to include at a minimum the items listed below.	✓	
Property boundaries and dimensions	✓	
Locations and dimensions of all existing and proposed structures and their locations measured from the nearest property lines	✓	
Setbacks from property lines		
Adjoining roads		
Established easements		
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		
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	EB	

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	✓	
A copy of any covenants or restrictions on the property recorded among the Land Records of Talbot County	N/A	
Additional documents, records, and exhibits that the applicant intends to introduce or rely upon at the public hearing	ERB	
Written responses to all the Board's required consideration of the principles relevant to the request (see attached)	ERB	

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

SPECIAL EXCEPTION STATEMENT OF USE

8401 Ocean Gateway

Easton, MD 21601

This new structure will be built to hold building materials for sale at our establishment. Our hours of operation are from 06:30am-4:00pm Mon-Fri. on average our number of employees at this facility are 15. There are no special equipment, conditions or limitations that will be caused or needed because of this structure. We are installing material racking along the inside of our fence line from the front gate running parallel to the fence for 130'. This structure will be bolted to the ground using proper fasteners in 10" of reinforced concrete for each support. We are using a company that specializes in the proper and safe installation of this structure.

FINDINGS OF FACTS

This proposed structure conforms in all aspects to minimum requirements of the town of Easton and as required by the district.

This structure will not adversely affect the health, safety or general welfare of any residents in the area.

This structure will not interfere with the adequate and orderly provisions of public facilities necessary to service the area or any other special exceptions.

This structure will not create congestion on the nearby streets nor will it undue any traffic hazards. There will be adequate egress and ingress to the facility as normal.

This structure will not adversely affect the area and surrounding property due to any adverse environmental characteristics such as smoke, odor, noise, improper drainage or access.

This structure will not adversely affect the established character of the area.

This structure will not effect the current comprehensive plan for Easton.



2001 Bryan St, Suite 1600
Dallas, TX 75201
Phone 214.880.3500
Fax 214.880.3599

April 16, 2024

Town of Easton
Planning and Zoning
14 South Harrison Street
Easton, MD 21601

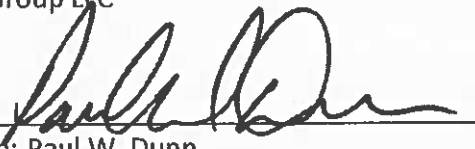
Re: 8401 Ocean Gateway, Easton, MD 21601

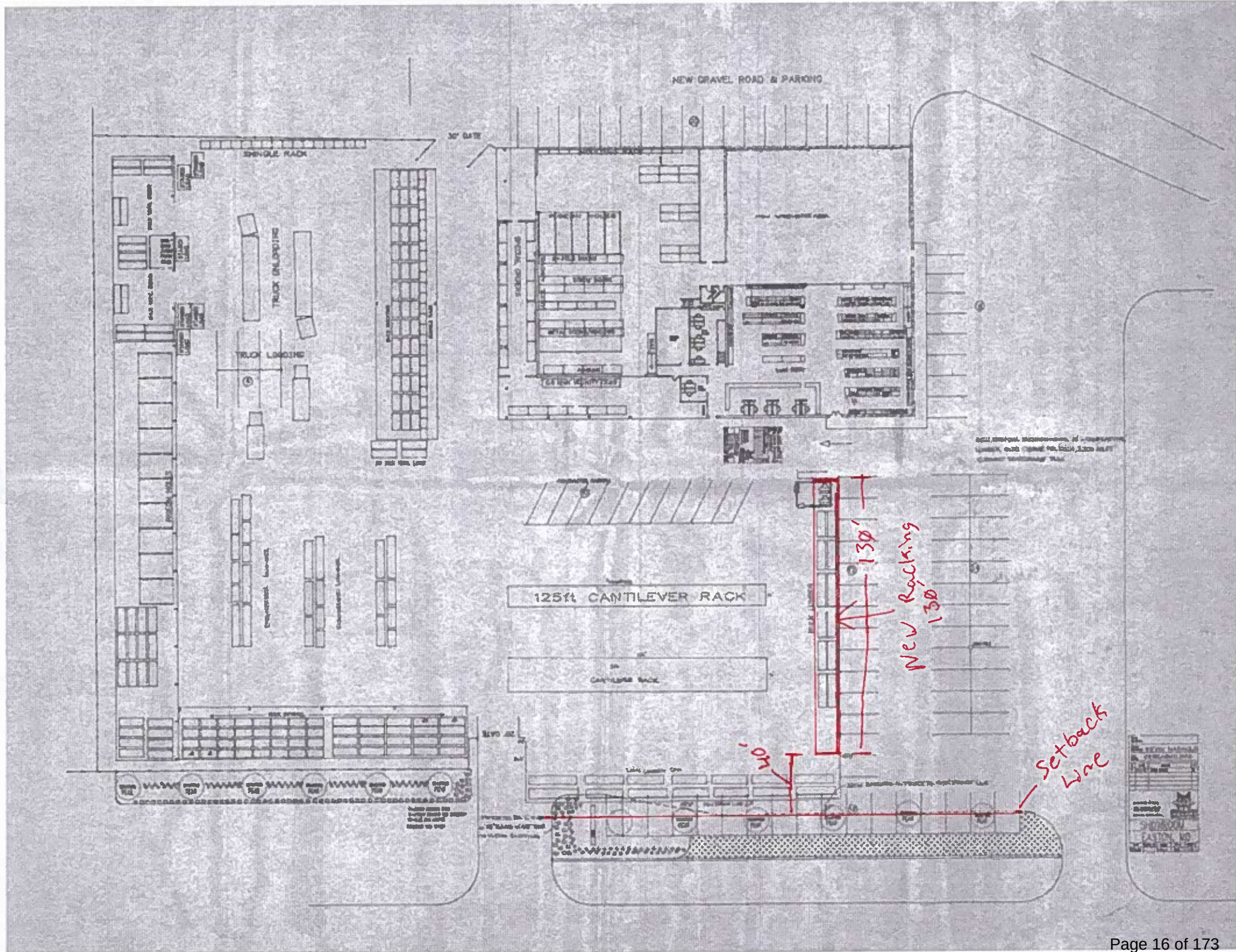
To Whom It May Concern:

As the owner of the property located at 8401 Ocean Gateway, Easton, MD 21601, BFS Group LLC gives its approval to install the racking structure shown on the attached plan.

Sincerely,

BFS Group LLC

By: 
Name: Paul W. Dunn
Title: Vice President - Real Estate



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 - 051199

Owner Information

Owner Name:

PROBUILD EAST LLC

Use:

COMMERCIAL

Mailing Address:

ATTN TAX DEPT
7595 TECHNOLOGY WAY STE 500
DENVER CO 80237-3007

Principal Residence:

NO

Deed Reference:

/00000/ 00000

Location & Structure Information

Premises Address:

8401 OCEAN GATEWAY
EASTON 21601-0000

Legal Description:

LOT 3.96 AC
E/S US 50
EASTON

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0102	00EA	2934	15000.21	0000				2022	Plat Ref:

Town: EASTON

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1977	27,300 SF		3.9600 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		DISCOUNT STORE	/	C2			

Value Information

	Base Value	Value As of 01/01/2022	Phase-In Assessments As of 07/01/2023	As of 07/01/2024
Land:	1,573,600	1,573,600		
Improvements	503,700	511,100		
Total:	2,077,300	2,084,700	2,082,233	2,084,700
Preferential Land:	0	0		

Transfer Information

Seller: MOORE'S LUMBER & BUILDING
Type: NON-ARMS LENGTH OTHER

Date: 10/26/2005
Deed1: /00000/ 00000

Price: \$0
Deed2:

Seller: HARCOS LUMBER AND BUILDING
Type: NON-ARMS LENGTH OTHER

Date: 12/22/1997
Deed1: /00874/ 00664

Price: \$1,000,000
Deed2:

Seller: EVANS PRODUCTS CO
Type: NON-ARMS LENGTH OTHER

Date: 09/20/1989
Deed1: /00675/ 00467

Price: \$512,686
Deed2:

Exemption Information

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

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:

8401 Ocean Gtwy
Easton, MD 21601 (Talbot County)

Estimated Value

\$1.72M - \$2.05M

✂ Constructed in 1977 🏢 Commercial

13,000 sq. ft.

🏠 Satellite View & Map



Parcel ID No. 01051199

THIS DEED OF CONVEYANCE, made this 11 day of Dec, 1997, by and between HARCROS LUMBER & BUILDING SUPPLIES, INC., a Delaware corporation, Grantor, as party of the first part; and Moore's Lumber & Building Supplies, Inc., a Delaware corporation, Grantee, as party of the second part;

WITNESSETH, that in consideration of One Million and 00/100 Dollars (\$1,000,000), which the said party of the first part certifies as the actual consideration received or to be received by it with respect to the herein described property, including the amount of any mortgage or deed of trust outstanding and to be assumed by the party of the second part, if any, the party of the first part does hereby grant unto the party of the second part, in fee simple, all those pieces or parcels of land, together with the improvements, rights, privileges, and appurtenances to the same belonging, and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

BEING the same property conveyed to Marcros Lumber & Building Supplies, Inc. by deed dated September 11, 1989 and recorded among the land records of Talbot County, Maryland in Liber 675, Page 467.

TO HAVE AND TO HOLD said property above described and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and being, all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use and benefit forever of said party of the second part, its successor and assigns, in fee simple.

And, the said party of the first part covenants that it will warrant Specially the property hereby conveyed; and that it will execute such further assurances of said property as may be requisite.

THIS CONVEYANCE IS MADE SUBJECT to the matters set forth on **Exhibit B** attached hereto and incorporated herein by reference.

IN TESTIMONY WHEREOF, the said Marcros Lumber & Building Supplies, Inc., a Delaware corporation, has this 11 day of Dec, 1997,

AFTER RECORDING
PLEASE RETURN TO:
DENA MICHELMAN

97-0803

LAWYERS TITLE
901 DULANEY VALLEY RD.
STE 101

NY 100-177517-1000 JAMES EARL RAY, JR.; AKA; TOLSON, MD. 21220

LIBERO 87.4 FOLIO 664

caused these presents to be signed by Mark Barocas, its
Asst. Secretary, and attested by its Asst. Secretary Secretary, and its corporate
seal to be hereunto affixed.

Attest:

(SEAL)
Name: Sra. Aliphan
Title: Asst. Secretary

HARCROS LUMBER & BUILDING
SUPPLIES, INC., a Delaware corporation

By: Mark Barocas
Name: Mark Barocas
Title: Asst. Secretary

I certify that this instrument was prepared by or under the supervision
of the undersigned, an attorney admitted to practice before the Court of Appeals of
Maryland.

Sandra Aistars
Sandra Aistars, Esq.
Weil, Gotshal & Manges LLP

STATE OF Mass.
COUNTY OF Suffolk SS:

I, a Notary Public in and for the jurisdiction aforesaid, do hereby
certify that Harems Lumber & Building Supplies, Inc., by
Mark Barocas, who is personally well known to me as the person
named as attorney in fact in the foregoing Deed, bearing the date of 12-11
97, and hereto annexed, personally appeared before me in said jurisdiction and as
attorney in fact as aforesaid, and by virtue of the authority vested in him as such,
acknowledged the same to be the act and deed of the grantor herein.

GIVEN under my hand and seal this 9 day of Dec.
1997.

Notary Public

My commission expires 12.27.2002



Exhibit A
Legal Description

8401 Ocean Gateway
Easton, MD
#31

EXHIBIT A

BEGINNING at an iron pin driven on the Easterly sideline of U.S. Md. Rt. 50 ("The Ocean Gateway" - 150.0 feet wide) at a point being for reference only, North 10° 34' 30" East, 361.29 feet along the Easterly sideline of U.S. Md. Rt. 50 from an iron rod driven at the Northwesterly corner of another parcel of "Arcadia" belonging to ("Harden's") Robert W. and Jean F. Curham; thence, (1) with the Easterly sideline of U.S. Md. Rt. 50 ("The Ocean Gateway") North 10° 34' 30" East, 300.8 feet to a iron pipe; thence, (2) with the Southerly line of a lot or parcel belonging to Ransom C. Bernard III, South 79° 33' 30" East, 361.03 feet to an iron pipe; thence, (3) with the Westerly sideline of a sixty foot wide Utilities Distribution Right-of-Way of the Town of Easton over land of Easton Joint venture, South 79° 33' 31" West, 429.87 feet to a concrete monument; thence, (4) with the Northwesterly sideline of the same 60 foot wide Right-of-Way, South 67° 33' 02" West, 131.03 feet to another concrete monument or marker; thence, (5) with the Westerly line of that part of "Arcadia" reserved by Easton Joint Venture and with the center

line of a 30 foot wide Utilities Distribution Right-of-Way of the Town of Easton and with the center line of a proposed ditch, North 79° 33' 30" West, 250.63 feet to the place of beginning, containing 3.96 acres of land.

The herein above described property is more particularly shown on a map made by James R. Kinnaman and entitled: "Map Showing a Parcel of 'Arcadia' to be Conveyed To Evans Products Company in the Town of Easton, Talbot County, Maryland, Scale: 100' to 1", Sept., 1974" which said plat is recorded among the Plat Records of Talbot County, Maryland, in Liber 35, folio 29.

Together with the use in common with Grantors, its successors and assigns and others entitled thereto, of the traveled way for egress or ingress over the 60 foot wide utilities distribution right-of-way of the Town of Easton over that portion of "Arcadia" reserved by Easton Joint Venture, contiguous to the Easterly line of the herein described parcel of land and extending from the Northeast corner thereof, Southwardly to the Northwesterly sideline of Matthewstown Road (Md. Rt. 328), subject, however, to the terms and conditions of the deed or a right-of-way and easement granted to the Town of Easton and the C&P Telephone Co. of Maryland by Grantors, dated May 20, 1974, and recorded among the Land Records of Talbot County in Liber No. 484, folio 162.

Being the same premises conveyed to Evans Products in Deed dated November 1, 1974 recorded in Liber No. 488, folio 662.

BEING the same property as described in Deed dated September 11, 1989 and recorded on September 20, 1989 at 2:51 p.m. among the Land Records of Talbot County, in Liber/Book M.A.S. No. 675, folio/page 467 from Evans Products Company unto the insured herein.

Exhibit B

Title Exceptions

1. A utility distribution right-of-way to the town of Easton as shown the plat recorded in Talbot County, in Liber 35, folio 29.
2. Subject to all terms, conditions, easements, restrictions and other criteria as shown on the plat entitled "Map showing a parcel of 'Arcadia' to be conveyed to Evans Products Company in the Town of Easton, Talbot County, Maryland, Scale 100' to 1", September, 1974," recorded in Liber 35, folio 29.
3. Deed of Right-of-Way and Easement recorded in Liber No. 484, folio 160.
4. Deed dated November 1, 1974 and recorded in Liber No. 488, folio 662.
5. Subject to Easements and right of ways as set forth in Deed from Evans Products Company n/k/a Grossman's, Inc., unto Harcros Lumber & Building Supplies, Inc., dated September 11, 1989 and recorded among the Land Records of Talbot County in Liber No. 675, folio 467.

ON THE 12th DAY OF APRIL 1990
I, DEED HAVE
ANCE OFFICER
CO
12/22/9700

NOT TO CERTIFY THAT THE PROPERTY DESCRIBED
HEREIN HAS BEEN TRANSFERRED ON THE ASSESSMENT
RECORDS OF TALBOT CO

DAVID H. EWING
SUPERVISOR OF ASSESSMENT
RENEA W. ARMISTEAD, FIN. OFFICER
12/22/9700

050013821

Delaware

PAGE 1

The First State

0437

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF OWNERSHIP, WHICH MERGES:

"MOORE'S LUMBER & BUILDING SUPPLIES, INC.", A DELAWARE CORPORATION,

WITH AND INTO "THE CONTRACTOR YARD, INC." UNDER THE NAME OF "THE CONTRACTOR YARD, INC.", A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE THE TWENTY-NINTH DAY OF DECEMBER, A.D. 2004, AT 5:56 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF OWNERSHIP IS THE FIRST DAY OF JANUARY, A.D. 2005.

FIRST AMERICAN TITLE INSURANCE COMPANY
3650 CENTERVIEW DRIVE - SUITE 300
CHANTILLY VA 20151

3727795 8100M

050116546



Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State
AUTHENTICATION: 3680709

DATE: 02-11-05

0138

CERTIFICATE OF OWNERSHIP AND MERGER

MERGING

MOORE'S LUMBER & BUILDING SUPPLIES, INC.

WITH AND INTO

THE CONTRACTOR YARD, INC.

Pursuant to Section 253 of the General Corporation Law
of the State of Delaware

The Contractor Yard, Inc., a Delaware corporation (the "Corporation"), HEREBY
CERTIFIES AS FOLLOWS:

FIRST: The Corporation was incorporated on November 14, 2003, under the laws
of the State of Delaware.

SECOND: The Corporation is the sole stockholder of Moore's Lumber &
Building Supplies, Inc., a corporation incorporated on February, 24, 1997 under the laws of the
State of Delaware ("Moore's").

THIRD: The Corporation, by the following resolutions of its Board of Directors
duly adopted by written consent of its sole member on December 29, 2004, determined to merge
Moore's with and into the Corporation:

WHEREAS, the Corporation is the sole stockholder of Moore's Lumber &
Building Supplies, Inc., a Delaware corporation ("Moore's"); and

WHEREAS, the Board has determined that it is in the best interests of the
Corporation that Moore's merge with and into the Corporation (the "Merger"), with the
Corporation continuing as the surviving corporation under its present name (the "Surviving
Corporation").

NOW, THEREFORE, BE IT:

RESOLVED, that the Merger is hereby approved and adopted in all respects; and

FURTHER RESOLVED, that the Merger shall become effective on January 1,
2005 (the "Effective Time"); and

FURTHER RESOLVED, that, at the Effective Time, (i) the separate existence of
Moore's shall cease, (ii) Moore's shall be merged with and into the Corporation and (iii) the
Surviving Corporation, without further action, shall possess all the rights, privileges, powers and
franchises of both Moore's and the Corporation and shall be subject to the liabilities and
obligations of both Moore's and the Corporation; and

NYK 04/074-2017/07/011

State of Delaware
Secretary of State
Division of Corporations
Delivered 03:56 PM 12/29/2004
FILED 03:56 PM 12/29/2004
BRV 040951290 - 3727795 FILE

2

1439

FURTHER RESOLVED, that the certificate of incorporation of the Corporation immediately prior to the Effective Time shall continue as the certificate of incorporation of the Surviving Corporation and said certificate of incorporation shall continue in full force and effect until amended in the manner prescribed by the General Corporation Law of the State of Delaware (the "DGCL"); and

FURTHER RESOLVED, that the by-laws of the Corporation immediately prior to the Effective Time, shall continue as the by-laws of the Surviving Corporation and said bylaws shall continue in full force and effect until changed, altered or amended as therein provided and in the manner prescribed by the provisions of the DGCL; and

FURTHER RESOLVED, that the directors and officers of the Corporation immediately prior to the Effective Time shall be the directors and officers of the Surviving Corporation, all of whom shall hold office until the election of their respective successors or until their tenure is otherwise terminated in accordance with the by-laws of the Surviving Corporation; and

FURTHER RESOLVED, that the authorized officers of the Corporation be, and each of them acting alone hereby is, authorized to take all such further action and to prepare, execute, deliver and file all such agreements, instruments, documents and certificates in the name and on behalf of the Corporation and to incur and to pay all such fees and expenses as they, or any one of them shall deem necessary, desirable or appropriate in order to carry out the intent and effectuate the purpose of the foregoing resolutions (including, without limitation, the filing of a Certificate of Ownership and Merger with the Secretary of State of the State of Delaware), and that any actions of any officer of the Corporation authorized by the foregoing resolutions or that would have been authorized by the foregoing resolutions except that such actions were taken prior to the adoption of these resolutions be, and they hereby are, ratified, approved and confirmed as actions of the Corporation.

[signature page follows]

NYC 9-1174-2.001(07.001)

3

0440

IN WITNESS WHEREOF, the Corporation has caused this certificate to be signed by Frederick M. Martin, its Chairman, this 29th day of December, 2004.

THE CONTRACTOR YARD, INC.

By: *Frederick M. Martin*
Name: Frederick M. Martin
Title: Chairman

VIRGINIA: FREDERICK COUNTY, SCT.

This instrument of writing was produced to me on

June 27, 2005 at 1:53 P.M.

and with certificate of acknowledgement thereto annexed was admitted to record. Tax imposed by Sec. 58.1-802 of

\$ 4.00, and SR. J-801 have been paid, if assessable

Rebecca P. Hogan, Clerk

REC-1000-1-001(07/01)

4

State of Delaware
Secretary of State
Division of Corporations
Delivered 03:28 PM 03/12/2008
FILED 03:31 PM 03/12/2008
SRV 080309288 - 3727795 FILE

CERTIFICATE OF AMENDMENT
TO
CERTIFICATE OF FORMATION
OF
THE CONTRACTOR YARD, LLC

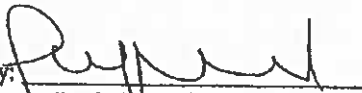
* * *

1. The name of the limited liability company is The Contractor Yard, LLC.
2. The Certificate of Formation of the limited liability company is hereby amended as follows and shall become effective as of 11:59:59 p.m. on March 31, 2008:

The name of the limited liability company is ProBuild East LLC.

IN WITNESS WHEREOF, the undersigned on behalf of the Company has duly executed this Certificate of Amendment as of this 5th day of March, 2008. EST

THE CONTRACTOR YARD, LLC

By: 
Name: Paul W. Hylbert
Title: Chief Executive Officer

**CERTIFICATE OF MERGER
OF
PROBUILD EAST LLC
WITH AND INTO
PROBUILD COMPANY LLC**

February 25, 2010

It is hereby certified that:

1. The constituent limited liability companies participating in the merger herein certified are as follows:

(i) The name of the domestic constituent limited liability company, which is to be the surviving limited liability company, is ProBuild Company LLC ("PBC"); and

(ii) The name of the domestic constituent limited liability company, which is being merged into the surviving limited liability company, is ProBuild East LLC.

2. The name of the surviving limited liability company in the merger herein certified is ProBuild Company LLC, which will continue its existence as said surviving limited liability company under its present name upon the effective date of said merger pursuant to the provisions of the Delaware Limited Liability Company Act ("DLLCA").

3. An Agreement and Plan of Merger has been approved, adopted, certified, executed and acknowledged by each of the aforesaid constituent entities in accordance with the provisions of Section 18-209 of the DLLCA.

4. The executed Agreement and Plan of Merger between the aforesaid constituent limited liability companies is on file at an office of the aforesaid surviving limited liability company, the address of which is as follows: ProBuild Company LLC, 7595 Technology Way, Suite 500, Denver, Colorado 80237.

5. A copy of the aforesaid Agreement and Plan of Merger will be furnished by the aforesaid surviving limited liability company, on request and without cost, to any member of any domestic limited liability company or any person holding an interest in any of the constituent limited liability companies.

6. The certificate of formation of PBC immediately prior to the effective time of the merger shall continue as the certificate of formation of the surviving limited liability company and shall continue in full force and effect until amended in the manner prescribed by the DLLCA.

7. The merger herein certified shall become effective at 12:00 a.m. on March 1, 2010.

[Signature page follows]

IN WITNESS WHEREOF, each of ProBuild Company LLC and ProBuild East LLC has caused this certificate to be signed by a duly authorized officer as of the day first written above.

PROBUILD COMPANY LLC

By: Mark B. Buttermen
Mark B. Buttermen
Vice President and Secretary

PROBUILD EAST LLC

By: Mark B. Buttermen
Mark B. Buttermen
Vice President and Secretary

(Signature Page to Certificate of Merger of ProBuild East LLC into ProBuild Company LLC)

NYK 1266081-1.047187.0057

Delaware

PAGE 1

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF CONVERSION OF A DELAWARE CORPORATION UNDER THE NAME OF "THE CONTRACTOR YARD, INC." TO A DELAWARE LIMITED LIABILITY COMPANY, CHANGING ITS NAME FROM "THE CONTRACTOR YARD, INC." TO "THE CONTRACTOR YARD, LLC", FILED IN THIS OFFICE ON THE TWENTY-FIRST DAY OF SEPTEMBER, A.D. 2006, AT 8:13 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF CONVERSION IS THE SECOND DAY OF OCTOBER, A.D. 2006.

A FILED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE NEW CASTLE COUNTY RECORDER OF DEEDS.



3727795 8100V
060874023

Harriet Smith Windsor
Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 5061555

DATE: 09-22-06

STATE OF DELAWARE
CERTIFICATE OF CONVERSION
FROM A CORPORATION TO A
LIMITED LIABILITY COMPANY PURSUANT TO
SECTION 18-214 OF THE LIMITED LIABILITY ACT

- 1.) The jurisdiction where the Corporation first formed is Delaware.
- 2.) The jurisdiction immediately prior to filing this Certificate is Delaware.
- 3.) The date the corporation first formed is November 14, 2003.
- 4.) The name of the Corporation immediately prior to filing this Certificate is
The Contractor Yard, Inc.
- 5.) The name of the Limited Liability Company as set forth in the Certificate of
Formation is The Contractor Yard, LLC.
- 6.) This Certificate of Conversion shall be effective on October
2, 2006.

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the
21st day of September, A.D. 2006.

By: Kelli Porterfield
Authorized Person

Name: Kelli Porterfield
Print or Type

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "PROBUILD COMPANY LLC", CHANGING ITS NAME FROM "PROBUILD COMPANY LLC" TO "BFS GROUP LLC", FILED IN THIS OFFICE ON THE TWENTY-NINTH DAY OF DECEMBER, A.D. 2021, AT 1:51 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF AMENDMENT IS THE FIRST DAY OF JANUARY, A.D. 2022.




Jeffrey W. Bullock, Secretary of State

4737048 8100
SR# 20214251334

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 205114055
Date: 12-29-21

**CERTIFICATE OF AMENDMENT
TO THE
CERTIFICATE OF FORMATION
OF
PROBUILD COMPANY LLC**

State of Delaware
Secretary of State
Division of Corporations
Delivered 01:51 PM 12/29/2021
FILED 01:51 PM 12/29/2021
SR 20214251334 - File Number 4737048

1. The name of the limited liability company is ProBuild Company LLC (the "Company").
2. The Certificate of Formation of the Company (as the same may have been amended or restated from time to time) is amended by deleting the first paragraph thereof in its entirety and replacing it with a new first paragraph to read as follows:

"1. The name of the limited liability company is BFS Group LLC."
3. This Certificate of Amendment shall be effective on January 1, 2022.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Amendment this 1st day of December, 2021.

PROBUILD COMPANY LLC

By: /s/ Timothy D. Johnson
Name: Timothy D. Johnson
Title: Executive Vice President and
General Counsel

**State of Delaware**

SECRETARY OF STATE
DIVISION OF CORPORATIONS
P.O. BOX 898
DOVER, DELAWARE 19903

8558202
BUILDERS FIRSTSOURCE
2001 BRYAN STREET
SUITE 1600
DALLAS, TX 75201

09-22-2021

ATTN: ECorp

DESCRIPTION	AMOUNT
6254114 - BFS GROUP LLC - 01/20/2022 0100C Name Reserve; Charge	
Name Reservation Fee	\$75.00
TOTAL CHARGES	\$75.00
TOTAL PAYMENTS	\$75.00
BALANCE	\$0.00



Exhibit 'B'

RECEIPT

TOWN OF EASTON
Planning & Zoning Department

P.O. BOX 520
Easton, Maryland 21601

APPLICATION #	DATE
2024 - 1187	5/3/2024
PROJECT ID	
SE 24-02	

TO:

Builders First Source
c/o Eric Bridge
2001 Bryan Street, Suite 1600
Dallas, Texas 75201

RE: Application 2024 - 1187 / SE 24-02

8401 Ocean Gateway
Tax Map 0102, Grid 0EA, Parcel 2934
Easton, Maryland 21601

Date	Description	Transaction	Amount
04/17/2024	BOZA - SPECIAL EXCEPTION	Cash	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

Exhibit 'C'



Sign posted on May 1, 2024

Exhibit 'D'

Date of Hearing: May 21, 2024

3a

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

SUBJECT: SPECIAL EXCEPTION 1187

ELECTION WARD: Ward 2

CRITICAL ACTION DATE: At the pleasure of the Board.

STAFF CONTACTS: Nicholas Johnson - Town Planner - Current
Lynn Thomas – Town Planner – Long Range

APPLICANT: Eric Bridge on behalf of Builders First Source

PURPOSE: The applicant is seeking a major modification to an approved special exception for a contractor’s office with outside storage within the CG Zoning District. The applicant is proposing to install a new 130-foot-long outdoor storage structure for building materials.

RECOMMENDATION: Staff supports a Board **approval** of the application with the conditions regarding maintenance to the existing landscape buffer and the installation of additional plantings to screen the proposed structure from view.

APPLICATION INFORMATION:	
APPLICANT: Builders First Source 8401 Ocean Gateway Easton MD, 21601	REPRESENTATIVE: Eric Bridge
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 102, Parcel 2934	3.96

ACCEPTANCE DATE: April 18, 2024	LOCATION: 8401 Ocean Gateway
EXISTING ZONING CG	EXISTING LAND USE: Industrial
HISTORIC DISTRICT: No	FUTURE LAND USE: Commercial

CONTEXT:

Location/Site Access – The subject property is located on Ocean Gateway and is accessed via an access point on the west bound lane of Ocean Gateway.

Existing Conditions – The subject property consists of a building supply office with a large warehouse structure as well as multiple smaller storage structures and outdoor storage of building material. There is an existing landscaped buffer located along the Ocean Gateway frontage of the property and 45 off-street vehicular parking spaces.

Surrounding Properties –

	Land Use	Zoning District(s)	Future Planned Land Use
South	Commercial	CG	Commercial
North	Commercial	CG	Commercial
East	Industrial	CG	Commercial

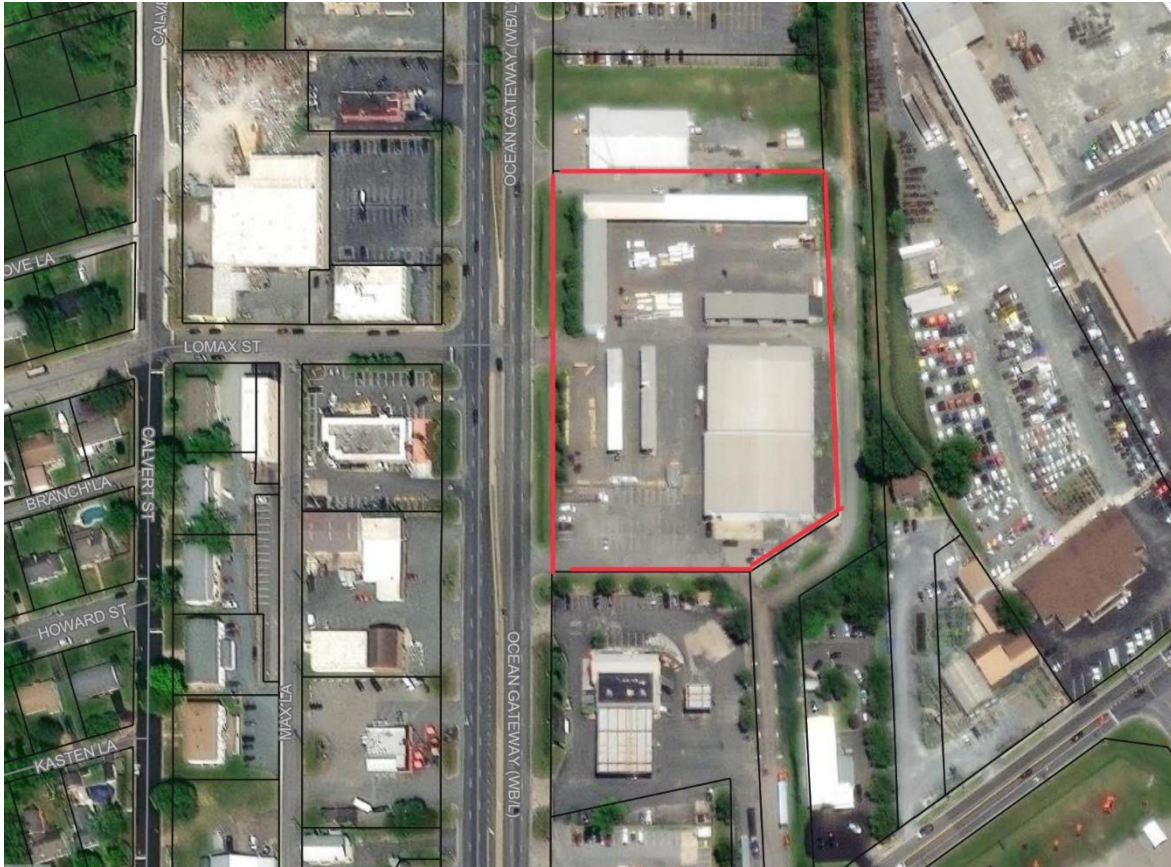


Figure 1 Vicinity Map

PROPOSAL: The applicant is proposing to construct a 130-foot-long structure for outdoor storage of building materials. The proposed structure will be located within the fenced-in portion of the property and partially obscured from view by existing landscape plantings. Staff has determined that the proposed structure constitutes a major modification to an approved special exception.

BACKGROUND: There are four (4) approved special exceptions on record for the existing use on this property. The first (SE-278) approved in 1987, allowed the construction of an addition to an existing structure to operate a garden center in addition to the existing home center. The second (SE-303), was approved by the Board in 1988 and allowed for the construction of new off-street parking and storage space. The third (SE-383) was approved by the Board in 1991. This Special Exception permitted the construction of a large storage shed and was conditioned upon the installation of plantings to screen the building from view. Lastly, 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.

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 use conforms to all of the minimum requirements of the Commercial General Zoning District.

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

Analysis – The construction of an additional structure for the storage of building materials will not adversely affect the health, safety, and general welfare of residents of the area. The structure will be located inside of the fenced in portion of the property and somewhat blocked from view by existing landscaping

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 – No public facilities are necessary to serve the proposed storage rack.

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

Analysis – The construction of a storage rack will not generate any additional traffic or effect egress and ingress. The existing business operates as a wholesale business directly with contractors which already generates limited traffic.

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 will be located within an already developed area and should not cause additional smoke, odor, noise, or stormwater runoff. The placement of the structure will not affect access.

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

Analysis – The proposed use is compatible with the existing use of the property as well as the industrial uses located to the east of the property.

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 states that “Landscaping is crucial to enhancing the appearance of development, particularly in areas of little or no natural vegetation prior to its development. Landscaping also provides shade, serves as a windbreak, creates benefits for wildlife, screens or buffers unsightly elements (i.e. dumpsters, loading areas, parking lots, etc..) and helps to separate incompatible land uses.” The proposed structure will still be visible from Ocean Gateway and may require additional landscaping along the southern portion of the property to provide adequate screening. Also, portions of the existing landscape buffer are being overrun by invasive vines and require maintenance.

RECOMMENDED 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.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Special Exception 1187 with staff’s recommended conditions.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1187 based on the following findings...

OR

3. I move an alternate motion.

IN THE MATTER OF : BEFORE THE EASTON BOARD
THE APPLICATION OF : OF ZONING APPEALS
MOORE'S DIVISION OF :
GROSSMAN'S, INC. : SPECIAL EXCEPTION NO. 278

The Easton Board of Zoning Appeals (the Board) met on January 29, 1987 to consider the application of Moore's Division of Grossman's, Inc. (the "Applicant") for a Special Exception to Section 509-D (12) of the Zoning Ordinance of the Town of Easton (the "Ordinance").

The property subject to this Application is located at 112 Route 50 in Easton. The property is zoned C-2 and is improved by a large lumber and building supply store. The Applicant desires to construct an addition to the existing store to house a garden supply center which would adjunct to its existing operation. The addition of second approved use (the garden center) to the existing approved use (sale of building materials and lumber yard) is permitted by a Special Exception pursuant to Section 509-D.12 of the Zoning Ordinance. The Applicant desires a Special Exception pursuant to that Section in order to construct its project, the addition.

Members of the Board present at the hearing were Walter W. Claggett, Chairman, Norris L. Harrison, Member, and Ian M. Morrell, Member.

Representatives of the Applicant were present at the Hearing and presented a great deal of evidence in support of the Application. The Application was commented upon by Mr. Howard H. Wooters, the Town Building Inspector.

DECISION AND FINDINGS OF THE BOARD

Upon consideration of the evidence presented, the Board recorded the following vote on whether the application of the Moore's Division of Grossman's, Inc. should be granted:

Mr. Claggett - Yes

Mr. Harrison - Yes

Mr. Morrell - Yes

Pursuant to Section 900-C of the Ordinance, the Board makes the following findings of fact:

1. The Board finds that the subject property was properly posted and that the required notice of the application was given in the Easton Star Democrat.

2.. The Board finds that the proposed additional use, a garden center, is compatible and complementary with the existing use upon the property and its two uses are customarily found near on in conjunction with one another in the Easton Area.

3. The Board finds that the proposed use conforms in all respects to the minimum requirements of the C-2 District.

4. The Board finds from the testimony presented to it that the proposed combination of uses will not adversely affect the health, safety and general welfare of residents in the area. The testimony established that the proposed combination of uses will not produce noxious fumes or gas or otherwise propose a health hazard of any sort.

5. The Board finds from the testimony presented that the proposed combination of uses will not interfere with the adequate and orderly provision of public facilities necessary to service the area.

6. The Board also finds that the proposed combination of uses will not create congestion in the street surrounding the subject property or cause any undue traffic hazard.

7. The Board finds from the evidence presented to it that the proposed combination of uses will not adversely affect the area and surrounding properties due to adverse environmental characteristics.

8. The Board finds that the proposed combination of uses will not adversely affect the established character of the area

surrounding the subject property.

9.. The Board finds that it is empowered under Section 509.D.12 to grant the Special Exception requested by the Applicant and it further finds that the granting of the application will not adversely affect the public health, safety, security, morals or general welfare of result in dangerous traffic conditions or jeopardize the lives or property of people living in the neighborhood.

The Board's grant of this Special Exception is subject to the following condition: That a building permit for the construction of the garden center be obtained within six months of the date of this opinion and that all work on the garden center be completed within six months thereafter.

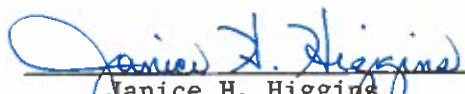
It is, therefore, this 27th day of February 1987, by the Easton Board of Zoning Appeals, ordered that the special exception requested, be, and the same hereby is GRANTED, subject to the conditions set forth above:


WALTER W. CLAGGETT - CHAIRMAN


NORRIS L. HARRISON - MEMBER


IAN M. MORRELL - MEMBER

Filed in the Town Office of Easton, Maryland on February 27, 1987.


Janice H. Higgins
Executive Secretary
Town of Easton

IN THE MATTER OF : BEFORE THE EASTON
THE APPLICATION OF : BOARD OF ZONING APPEALS
MOORE'S, A DIVISION OF GROSSMANS, INC. : APPLICATION NO. SE-303

The Easton Board of Zoning Appeals (the Board) met on January 26, 1988 to consider the application of Richard L. Hoffer in behalf of Moores, A Division of Grossmans, Inc. (the "Applicant") for a Special Exception pursuant to Section 900-B(5) of the Zoning Ordinance of the Town of Easton. (the "Ordinance").

The Applicant is the owner of property located at 112 Route 50 in the C-2 zoning district. Applicant requests a Special Exception in order to enlarge Moore's business by expanding parking lot an additional ninety (90) feet toward Rt. 50, expanding existing yard area an additional sixty (60) feet, adding an additional one hundred (100) feet to an existing three-sided shed within the yard area, and expanding existing contractor sales office by ten (10) feet.

Members of the Board present at the hearing were Walter W. Claggett, Chairman, Ian M. Morrell, Member and J. Mason Slaughter, Alternate Member.

Mr. Hoffer was present at the hearing and gave testimony in favor of Moore's application. There were no protestants present. Mr. Howard H. Wooters, Jr., Town Building Inspector was present and commented upon the application.

DECISION AND FINDINGS OF THE BOARD

Upon consideration of the evidence presented, the Board recorded the following vote on whether the application of Moore's should be granted for a Special Exception:

Mr. Claggett - Yes

Mr. Morrell - Yes

Mr. Slaughter - Yes

Pursuant to Section 900-B of the Ordinance, the Board makes the following findings of fact:

1. The Board finds that the subject property was properly posted and that requisite notice of the application was given in the Easton Star Democrat.

2. By letter to the Board of Appeals, the Easton Planning & Zoning Commission recommended that the application be approved.

3. The Board finds that the proposed use conforms to the minimum requirements of the district in which it is located.

4. The Board finds from the testimony presented that the proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area.

6. The Board finds that the proposed use will not create congestion in the streets surrounding the subject property or cause any undue traffic hazard.

7. The Board finds from the evidence presented to it that the proposed use will not adversely affect the area and surrounding properties due to adverse environmental characteristics.

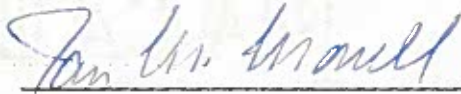
8. The Board finds that the proposed use will not adversely affect the established character of the area surrounding the subject property.

9. The Board finds that it is empowered under Section 900-B of the Ordinance to grant the Special Exception requested by the Applicant and it further finds that the granting of the application will not adversely affect the public health, safety, security, morals or general welfare or result in dangerous traffic conditions or jeopardize the lives or property of people living in the area.

The Board's grant of the Special Exception requested is conditioned upon the fact that the Applicant must obtain the required building permit and that the expansion project shall commence within six (6) months of the date of this Opinion and be completed within six (6) months thereafter.

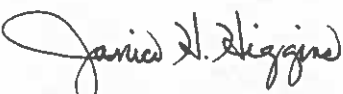
It is therefore this 10th day of February, 1988, by the Easton Board of Zoning Appeals, ordered that the Special Exception requested, be, and the same hereby is GRANTED.


WALTER W. CLAGGETT, CHAIRMAN


IAN M. MORRELL, MEMBER


J. MASON SLAUGHTER, ALTERNATE

Filed in the Town of Easton office on February 12, 1988.


Janice H. Higgins
Executive Secretary

IN THE MATTER OF : BEFORE THE EASTON
THE APPLICATION OF : BOARD OF ZONING APPEALS
MOORE'S LUMBER & BUILDING SUPPLY: APPLICATION NO. SE-383

The Easton Board of Zoning Appeals (the Board) met on May 14, 1991 to consider the application of Mr. Robert P. Demcio, in behalf of Moore's Lumber and Building Supply (the Applicant) for a Special Exception, pursuant to Section 900-B(5) of the Zoning Ordinance of the Town of Easton to build a 24' x 140' lumber storage shed on property located at 112 Route 50. Moore's is a division of Harcros Lumber & Building Supply, Inc. who is the owner of the property. The property is located in the C-2 zoning district and is presently improved by a Moore's Lumber & Building Supply store. The proposed shed will be utilized to store building materials which are presently openly stored on the premises and although some pre-treated materials will still be openly stored, the proposed shed will greatly reduce the open storage. The storage building is proposed to be white and the present orange stripes will no longer be used.

Members of the Board present at the hearing were Walter W. Claggett, Esquire, Chairman, Ian M. Morrell and Norris L. Harrison, Members. Also present at the hearing were Stephen H. Kehoe, Assistant Town Attorney, J. Mason Slaughter, Alternate Board Member, Lynn B. Thomas, Jr., Assistant to the Town Planner and Tom Hamilton, Town Planner. Mr. Hamilton commented upon the application and recommended approval.

The Applicant was represented by Mr. Robert P. Demcio, Director of Construction. The Board requested that Mr. Demcio present supporting documentation authorizing him to act on behalf of Moore's and that documentation has been received by the Board. Also present in support of the application were Mr. Kevin Nashold, Manager of the Easton store and Mr. Gary Huffman. There were no protestants.

DECISION AND FINDINGS OF THE BOARD

Upon consideration of the testimony given, the Board recorded the following vote on whether the application of Moore's Lumber and Building Supply should be granted:

Mr. Morrell - Yes

Mr. Harrison - Yes

Mr. Claggett - Yes

Pursuant to Section 900-B of the Ordinance, the Board makes the following findings of fact:

1. The Board finds that the subject property was properly posted and that the required notice of the application was given in the Easton Star Democrat.

2. The Board finds that by letter of April 22, 1991, the Easton Planning & Zoning Commission recommended approval of the application subject to the following conditions:

- "1. A landscaping plan shall be submitted to the Board of Zoning Appeals in conjunction with the Special Exception application.
2. Said landscaping plan should indicate extensive landscaping within the required forty foot setback. The landscaping should consist of both hardwood and evergreen trees and shrubs to provide for a year-round buffer."

3. The Board finds that the proposed use conforms to the minimum requirements of the C-2 zone.

4. The Board finds that the proposed use will not have an adverse effect on the health, safety and general welfare of residents in the area. The corridor along Rt. 50 is commercial and the proposed use is compatible with other uses in the area.

5. The Board finds that the proposed use will not create an undue traffic hazard. There is adequate parking as well as adequate ingress and egress provided.

6. The Board finds that 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.

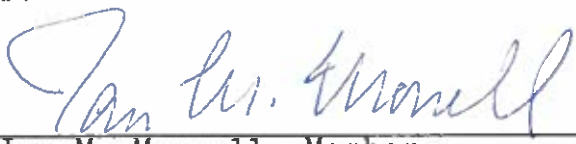
7. The Board finds that the proposed use will not have an adverse effect on surrounding properties due to adverse environmental characteristics, including undue smoke, odor, noise, improper drainage, or inadequate access.

8. The Board finds that the proposed use will not have an adverse effect on the established character of the neighborhood.

The Applicant presented a proposed landscaping plan to the Board which was discussed and a few changes were suggested. The Board agreed that the suggestion of the Planning & Zoning Commission regarding landscaping was desirous.

It is therefore, this 22nd day of May, 1991, by the Easton Board of Zoning Appeals, ordered that, subject to the following conditions, the Special Exception requested be, and the same hereby is GRANTED.

The Board conditions its grant of the Special Exception upon the Applicant's getting approval of the Town Planner as to type and location of trees and shrubs to screen the building. Construction of the proposed shed shall commence within six (6) months from the date of this decision and be completed within six (6) months thereafter.


Ian M. Morrell, Member


Norris L. Harrison, Member


Walter W. Claggett, Chairman

Filed in the Town Office of Easton, Maryland on May 22, 1991, 1991.


Janice H. Higgins
Executive Secretary

IN THE MATTER OF : BEFORE THE EASTON BOARD
THE APPLICATION OF : OF ZONING APPEALS
MOORE'S LUMBER & : APPLICATION NO. SE-587, V-548
BUILDING SUPPLY

The Easton Board of Zoning Appeals (the "Board") met on June 13, 2000, to consider the application of Moore's Lumber and Building Supplies, (the "Applicant") for a Special Exception pursuant to the provisions of Section 803.5-B of the Zoning Ordinance of the Town of Easton (the "Ordinance") and a Variance from the provisions of Section 607 D (1) of the Ordinance, pursuant to the provisions of Section 803.5-C of the Ordinance. The applicant seeks approval of this Special Exception in order to permit the expansion of a wholesale Building Supply store (Use number 5.1 B 58) in the CG zoning district. The Variance is requested in order to permit the erection of a fence in the front yard in excess of the prescribed four feet.

The subject property is located at 8401 Ocean Gateway and is zoned CG. The applicant is listed as Robert Goodman, the Sales Manager for Moore's.

Members of the Board present at the Hearing were Leonard Wendowski, Chairman, William E. Sharp, Member, and Rudolph W. Strickland, Member. Also present at the Hearing were Tom Hamilton, Town Planner/Codes Administrator, and Jane Ward, Alternate Board Member, who commented upon the application. Lynn B. Thomas, Jr., Assistant Town Planner and Stacie Sauca, Planning Secretary were also present but did not comment upon the application.

The applicant was represented by Mr. Goodman. There was no one present in opposition to the application at the Hearing.

The Hearing began with Mr. Goodman describing the nature of the request. The Special Exception is requested to expand the exiting business by adding more storage racks and the Variance is needed to simply move the perimeter fence forward.

Mr. Goodman explained that the reason for this request is that Moore's is no longer a retail business. They are now primarily a wholesale business dealing directly with contractors. Therefore, they need more storage space for large lots of lumber which in turn requires the fence to move forward.

Mr. Goodman continued by stating that a secondary reason for the Variance is to eliminate a problem they have been experiencing involving cut-through traffic. The proposed fence relocation would eliminate this perceived short-cut.

Mr. Goodman then described the proposed fence. It is a six foot fence with 18 inches of barbed wire on top.

Mr. Hamilton then suggested that the Board, should it choose to approve this request, may wish to condition said approval on the provision of landscaping above and beyond that which is required by the Ordinance to screen the outdoor storage area from view along Route 50.

DECISION AND FINDINGS OF THE BOARD

Upon consideration of the testimony given and upon motion by Mr. Wendowski, seconded by Mr. Strickland, the Board recorded the following vote on whether the application of Moore's Lumber and Building Supply Inc., Technology Center, LLC, for a Special Exception to expand an approved Special Exception use in the CG zoning district and a Variance from the maximum permitted fence height in a front yard, should be granted:

Mr. Wendowski - Yes

Mr. Strickland - Yes

Mr. Sharp - Yes

Pursuant to Section 803.5-B of the Ordinance, the Board makes the following findings of fact relative to the application for Special Exception:

1. The Board finds that the subject property was properly posted and that requisite notice of the application was given in the Easton Star Democrat.

2. The Board finds that, except for the issue subject to the Variances discussed below, the proposed use conforms in all respects to the minimum requirements of the CG Zoning District.

3. The Board finds that the proposed use will not adversely affect the health, safety, or general welfare of the residents of the area. There are in fact no residents in this commercial area.

4. The Board finds that 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.

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

6. The Board finds that 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

7. The Board finds that the proposed use will not adversely affect the established character of the area.

8. The Board finds that the proposed use is in conformity with the provisions of the Easton Comprehensive Development Plan.

9. The Board finds that it is empowered by Section 803.5-B (5) of the Ordinance to grant the Special Exception, and that the granting of the Special Exception will not adversely affect the public health, safety, security, morals, or general welfare, nor will it result in dangerous traffic conditions, nor will it jeopardize the lives or property of the people living in the neighborhood.

Pursuant to Section 803.5-C of the Ordinance, the Board makes the following findings of fact relative to the application for Variance:

1. The Board finds that the subject property was properly posted and that requisite notice of the application was given in the Easton Star Democrat.

2. The Board finds that the granting of this variance will not be contrary to the public interest.

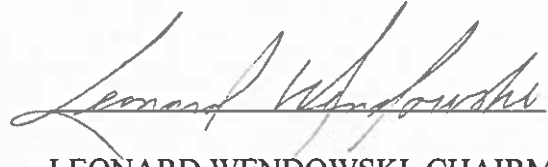
3. The Board finds that the granting of this variance will be in harmony with the purpose and intent of the Ordinance.

4. The Board finds that the granting of this variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

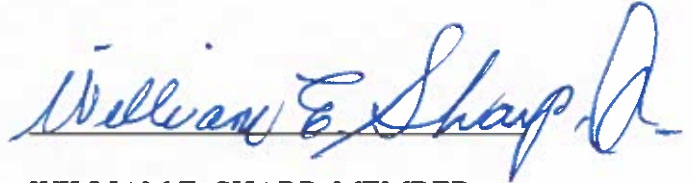
5. The Board finds that it is able to grant this variance because conditions exist which are peculiar to this property, which conditions are not the result of any action taken by the applicant, and that a literal enforcement of the Ordinance would result in a practical difficulty to the applicant. Specifically, the peculiar condition in this case is the fact that the fence already exists in the front yard, the applicant simply wishes to move it forward and the impact will be ameliorated by extensive landscaping.

It is, therefore, this 13th day of June, 2000, by the Easton Board of Zoning Appeals, ordered that the Special Exception be, and the same hereby is, GRANTED and, subject to the following condition, the Variance requested from Section 607 D (1) be, and the same hereby is, GRANTED:

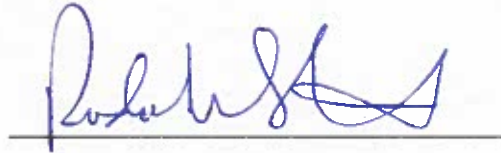
(A) The applicant shall provide landscaping to screen the storage area from view from Route 50 (above and beyond the requirements of the Ordinance).



LEONARD WENDOWSKI, CHAIRMAN

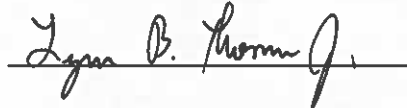


WILLIAM E. SHARP, MEMBER



RUDOLPH W. STRICKLAND, MEMBER

Filed in the Town Office of Easton, Maryland on 8/1, 2000.



Lynn B. Thomas, Jr., AICP

Assistant Town Planner

Exhibit 'E'

THE STAR DEMOCRAT - ONE TIME - SUNDAY, MAY 5, 2024

NOTICE

Notice is hereby given that Application SE-1187 / SE 24-02 has been filed on behalf of Builders First Source, pursuant to Section 28-1303.5.B of the Zoning Ordinance (Ordinance) of the Town of Easton, to obtain a special exception for use 506 in Table 2.1 of Section 28-202 to be utilized as a Contractor's Office with Outside Storage. The use of the property has long been established; however, Section 28-1305 B 8 c specifies that major modifications to an approved Special Exception shall be reviewed via the same process as a new Special Exception application. The applicant intends to construct a racking structure outside of the existing facility to hold building materials and other merchandise to be sold at the establishment. Town Planning staff has determined that this activity represents a major modification of the approved Special Exception.

The property is located at 8401 Ocean Gateway, Easton, Maryland, also known as Tax Map 0102, Grid 0EA, Parcel 2934, and is situated in the CG – Commercial General zoning district. The property is owned by Probuild East LLC. 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, May 21, 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. "SE-1187 - SE 24-02..." was published in the:

The Star Democrat 05/05/24



James F. Normandin
President & Publisher

NOTICE

Notice is hereby given that Application SE-1187 / SE 24-02 has been filed on behalf of Builders First Source, pursuant to Section 28-1303.5.B of the Zoning Ordinance (Ordinance) of the Town of Easton, to obtain a special exception for use 506 in Table 2.1 of Section 28-202 to be utilized as a Contractor's Office with Outside Storage. The use of the property has long been established; however, Section 28-1305 B 8 c specifies that major modifications to an approved Special Exception shall be reviewed via the same process as a new Special Exception application. The applicant intends to construct a racking structure outside of the existing facility to hold building materials and other merchandise to be sold at the establishment. Town Planning staff has determined that this activity represents a major modification of the approved Special Exception.

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EASTON BOARD OF ZONING APPEALS

3053300 SD

5/5/2024



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

NOTICE OF APPLICATION SUMMARY
2024-05-21
SE-1187 / SE 24-02

Applicant notified of hearing date: Email: 2024-05-03 – 18 days

Exhibit A: Application – 2024-04-17 – 34 days

Exhibit B: Paid Receipt – 2024-05-03 – 18 days

Exhibit C: Picture of Property Sign Posting – 2024-05-01 – 20 days

Exhibit D: Staff Report – 2024-05-13 – 8 days

Exhibit E: Public Advertisement

Advertisement sent to the Star Democrat: 2024-04-29 – 22 days

Advertisement run in Star Democrat: 2024-05-05 – 16 days

Exhibit F: Notices

Applicant Hearing Letter: 2024-05-03 – 18 days

400' Notices Distributed: 2024-05-06 – 15 days



TOWN OF EASTON

P.O. Box 520
Easton, Maryland 21601

May 3, 2024

Builders First Source
% Eric Bridge
2001 Bryan Street, Suite 1600
Dallas, Texas 75201

Re: BOZA Application SE- 1187 / SE 24-02
8401 Ocean Gateway
Tax Map 0102, Grid 0EA, Parcel 2934
Easton, Maryland 21601

Mr. Bridge,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, May 21, 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

Mr. Eric Bridge
May 3, 2024
Page 2

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

May 6, 2024

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, May 21, 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-1187 / SE 24-02 has been filed on behalf of Builders First Source, pursuant to Section 28-1303.5.B of the Zoning Ordinance (Ordinance) of the Town of Easton, to obtain a Special Exception for use 506 in Table 2.1 of Section 28-202 to be utilized as a Contractor's Office with Outside Storage. The use of the property has long been established; however, Section 28-1305 B 8 c specifies that major modifications to an approved Special Exception shall be reviewed via the same process as a new Special Exception application. The applicant intends to construct a racking structure outside of the existing facility to hold building materials and other merchandise to be sold at the establishment. Town Planning staff has determined that this activity represents a major modification of the approved Special Exception.

The property is located at 8401 Ocean Gateway, Easton, Maryland, also known as Tax Map 0102, Grid 0EA, Parcel 2934, and is situated in the CG – Commercial General zoning district. The property is owned by Probuild East LLC. 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, Administrative Specialist
Planning & Zoning Department 410-822-1943 ssmith@eastonMD.gov





Sent from my iPhone

Exhibit 'A'



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

RECEIVED
APR 18 2024
TOWN OF EASTON

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

☐ VARIANCE ☐ APPEAL ☒ SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	534 S. AURORA STREET, EASTON, MD 21601				
TAX MAP	0106	GRID	0006A	PARCEL	2457 LOT 1
DEED REFERENCE	LIBER	2294	FOLIO	174	
PLAT REFERENCE	LIBER	219	FOLIO	271	
EXISTING USE	RESIDENTIAL				
ZONING DISTRICT					

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

OWNER

NAME	BRENDA KIRBY STANGO				
MAILING ADDRESS	534 S. AURORA STREET, EASTON, MD 21601				
TELEPHONE NO.	443-786-6086	EMAIL	brenda-stango@gmail.com		

APPLICANT OR AGENT

NAME	SAME AS ABOVE				
MAILING ADDRESS					
TELEPHONE NO.		EMAIL			

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

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	Brenda K. Stango	
Date	4.15.24	
PRINTED NAME OF APPLICANT OR AGENT	BRENDA K. STANGO	

For Office Use Only

Project Number	SE 24-03	Fee Received	04/18/2024
Application Number	SE - 1190	Application Notification	05/03/2024
Filing Date	04/18/2024	Property Posting Date	05/01/2024
BOZA Hearing Date	05/21/2024	Notice(s) Published	05/05/2024
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	✓ ✓	
Completed application along with a written, detailed explanation for the purpose of the request	✓	
Site plan drawn to scale to include at a minimum the items listed below.	✓ ✓	
Property boundaries and dimensions	✓ ✓	
Locations and dimensions of all existing and proposed structures and their locations measured from the nearest property lines	✓	
Setbacks from property lines	✓ ✓	
Adjoining roads	✓	
Established easements		
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	✓ ✓	
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	✓	

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		N/A
A copy of the deed conveying present ownership of the property	✓	
A copy of any covenants or restrictions on the property recorded among the Land Records of Talbot County		N/A
Additional documents, records, and exhibits that the applicant intends to introduce or rely upon at the public hearing	✓	
Written responses to all the Board's required consideration of the principles relevant to the request (see attached)	✓	

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



TOWN OF EASTON
PO BOX 520
EASTON, MD 21601



April 3, 2024

Case # 24-0527

Brenda Stango
534 S Aurora St
Easton MD 21601

Re: Short term rental notice for: 534 South Aurora Street Easton MD 21601

Dear Property Owner:

Your property is listed for rent on Airbnb, this qualifies your property as a short term rental which is only allowed for owner occupied properties through a special exception from the department of planning and zoning. It is also not registered as a rental property with the town of Easton.

The Town of Easton Code Chapter 28 Article II

Table 2.1 Table of Permissible Uses – Lines 120 & 121 only granted for residential property through special exception.

The Town of Easton Code Chapter 14 Article II

§ 14-19.1 Principal Residence.

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. (Ordinance 680 effective 9/27/2016)

Corrective Action Required:

Please contact the department of planning and zoning at 410-822-1943 and apply for a special exception and fill out a rental license application at the town office located at 14 S Harrison Street Easton MD by **April 11 2024**. There are other requirements that must be met in the town of Easton to operate a short term rental that can be found in the town code. (<https://eastonmd.gov/390/Chapter-14-Licenses-and-Permits>)

Failure to correct the above stated code violation(s) could result in fines under Section 1-8(B) of the Town of Easton Charter and Code. In addition, this letter is notice that any future violations as stated above, could result in immediate fines without further notice.

You may contact me at 410-822-2525 ext. 403 or newing@eastonmd.gov with any questions concerning this notice.

Sincerely,
TOWN OF EASTON

Nick Ewing
Code Enforcement Officer

Town of Easton
Planning and Zoning
Board of Zoning Appeals Application – Special Exception for AirBnb
4-11-2024

Brenda K. Stango
534 S. Aurora Street
Easton, MD 21601
443-786-6086

My Response to Special Exception Findings of Facts

- a. The proposed use conforms in all aspects to minimum requirements of the district in which it is located: **Proposed use conforms and is in compliance to minimum requirements to the best of my knowledge**
- b. The proposed use is not adversely affecting the health, safety, and general welfare of residents of the area: **Proposed use will NOT adversely affect the health, safety, and general welfare of residents of the area. Guests are pre-screened through AirBnb with information verified. I reserve the right to approved all guests based on their reviews, and also the intention/purpose of their visit.**
- 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: **The proposed use remains Residential and shall NOT interfere with any existing services.**
- d. The proposed use will not create congestion in the streets or undue traffic hazards, and that adequate egress and ingress are provided: **Guests are allowed 1 (2 if necessary) vehicle(s) and are only permitted to park in my driveway along with my vehicle. Said driveway is shared with neighbors, Mimi Morris and Mark Cozy at 532 S. Aurora Street, and will not obstruct use by said neighbors.**
- 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; **Proposed use will NOT adversely affect area, as guests are NOT permitted to partake any type of burning, noise oriented activities, parties, etc. The maximum number of guests is limited to four (4) and House Rules are provided to guests and also submitted herein.**
- f. The proposed use will not adversely affect the established character of the area. **The proposed use will have no adverse affect on the established character of the area. It is disclosed in my listing that this is a family oriented neighborhood, which I believe is what attracts families to my neighborhood.**
- 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:

Brenda K. Stango
534 S. Aurora Street
Easton, MD 21601
443-786-6086

4-11-2024

Town of Easton
Planning and Zoning
Board of Zoning Appeals Application – Special Exception for AirBnb

I am the owner of the property located at 534 South Aurora Street, Easton, MD and am submitting my request for approval of a Special Exception regarding short term rentals within the Town of Easton for purposes of AirBnb use. My intension is to comply with the Town ordinance and properly acquire all necessary licenses and permits.

My property is currently listed on the AirBnb website. I recently received a letter from Nick Ewing, stating that an application for Special Exception was necessary in order to operate an AirBnb. I apologize if proper actions were not previously taken by me, I am seeking to remedy this situation by submitting this application for your consideration.

I have been a resident and small business owner of Frugalicious, A Chic Consignment Boutique in Easton since 2009. I purchased my home at 534 S. Aurora Street, Easton, in September 2015. The financial impact and hardship caused by loss of business revenue due to the Covid-19 epidemic is the reason I initially listed my property for rent on AirBnb. The income from my short term rental has been an extremely helpful way to offset some of the costly repairs I have been challenged with, such as replacing the 1st floor HVAC system, replacing broken major kitchen appliances, replacing the dilapidated backyard fence, and in 2023 I needed a new roof including all new plywood.

Since my property is owner occupied, I am always present when hosting guests. Guests enter my home through the back door and through the sunroom into the kitchen where the stairs lead up to the second floor. There are two bedrooms and a private bath with a spacious living area. I allow a maximum of up to four guests, but typically there are two guests with one vehicle. Guests will park in my driveway in front of my garage which can accommodate as many as three vehicles, including my own, without any interruption to the normal activities with my neighbors.

My immediate next-door neighbors are Brad and Claire Ross at 536 S. Aurora Street, and Mark Cozy and Mimi Morris at 532 S. Aurora Street, with which we share a driveway. They have had no problems or issues with me hosting guests from time to time at my AirBnb and I have never received a complaint. I am committed to being a responsible resident, and to

being mindful of my neighbors and neighborhood in every way. I take great care to maintain my property, both inside and outside.

My guests are typically friends or families taking short trips for weekend getaways, girls trips, reunions, weddings, events in Easton and St Michaels, biking, sightseeing, also visiting to look at properties and even some participating in the Iron Man competition.

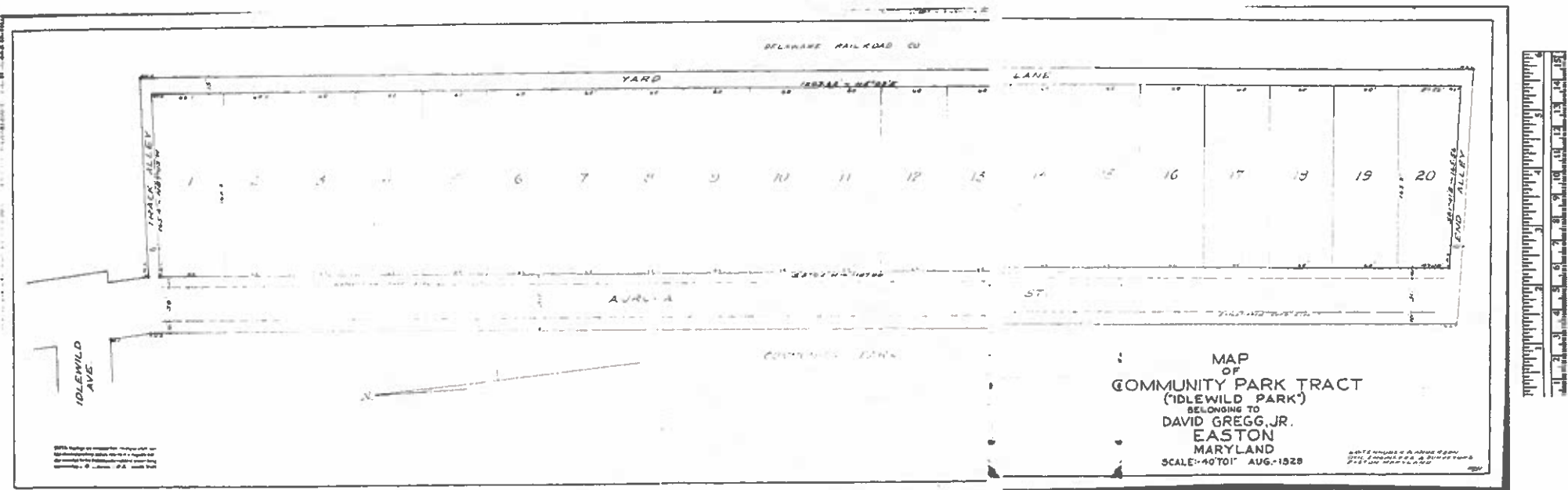
My listing states that the property is located in a quiet, family-oriented neighborhood near the park. I do not allow parties, no unregistered guests, and no more than two vehicles. I have taken safety precautions by installing smoke detectors, carbon monoxide detector, an emergency exit ladder, and fire extinguishers. Guests are permitted to use my pool and sign a liability waiver form. In addition to the \$1 million insurance offered by AirBnb, I also have a \$1 million personal liability insurance policy in place.

I feel strongly that the use of my property as an AirBnb rental does not adversely affect the neighborhood in any way. I also believe it is helping to boost local economy. My guests shop, dine, and participate in festivities not only in the town but also in some of the surrounding areas as well. My guests love their stay here, not only in my home, but in the town. They vow to return and I have received many 5 star reviews on AirBnb.

In closing, I would like to request the Board grant me permission to continue using my home at 534 S. Aurora Street as a short-term rental with AirBnb. Thank you for your time and consideration.

Respectfully submitted,

Brenda Kirby Stango



District: 01 Account Number: 012401

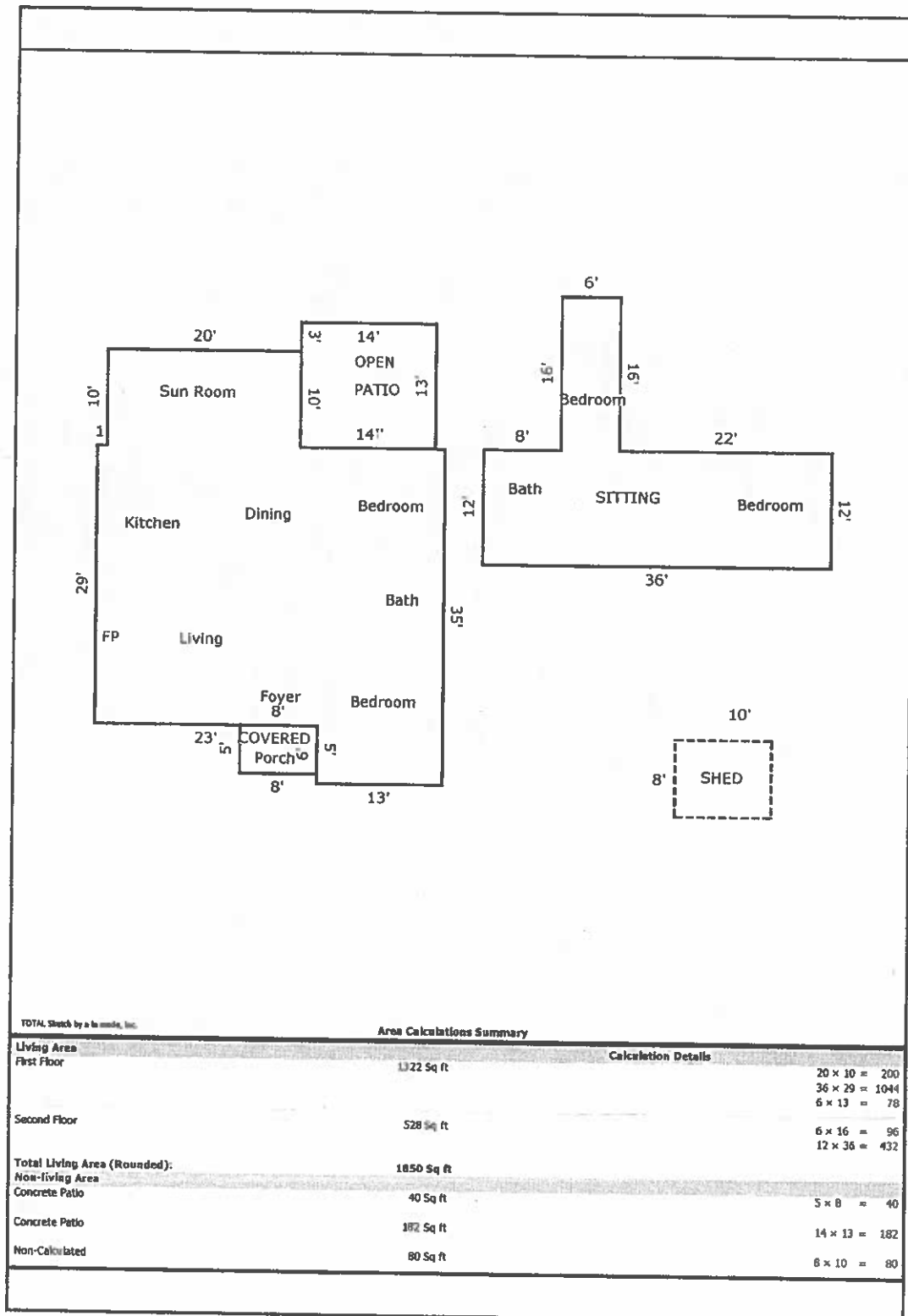


If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

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

Building Sketch

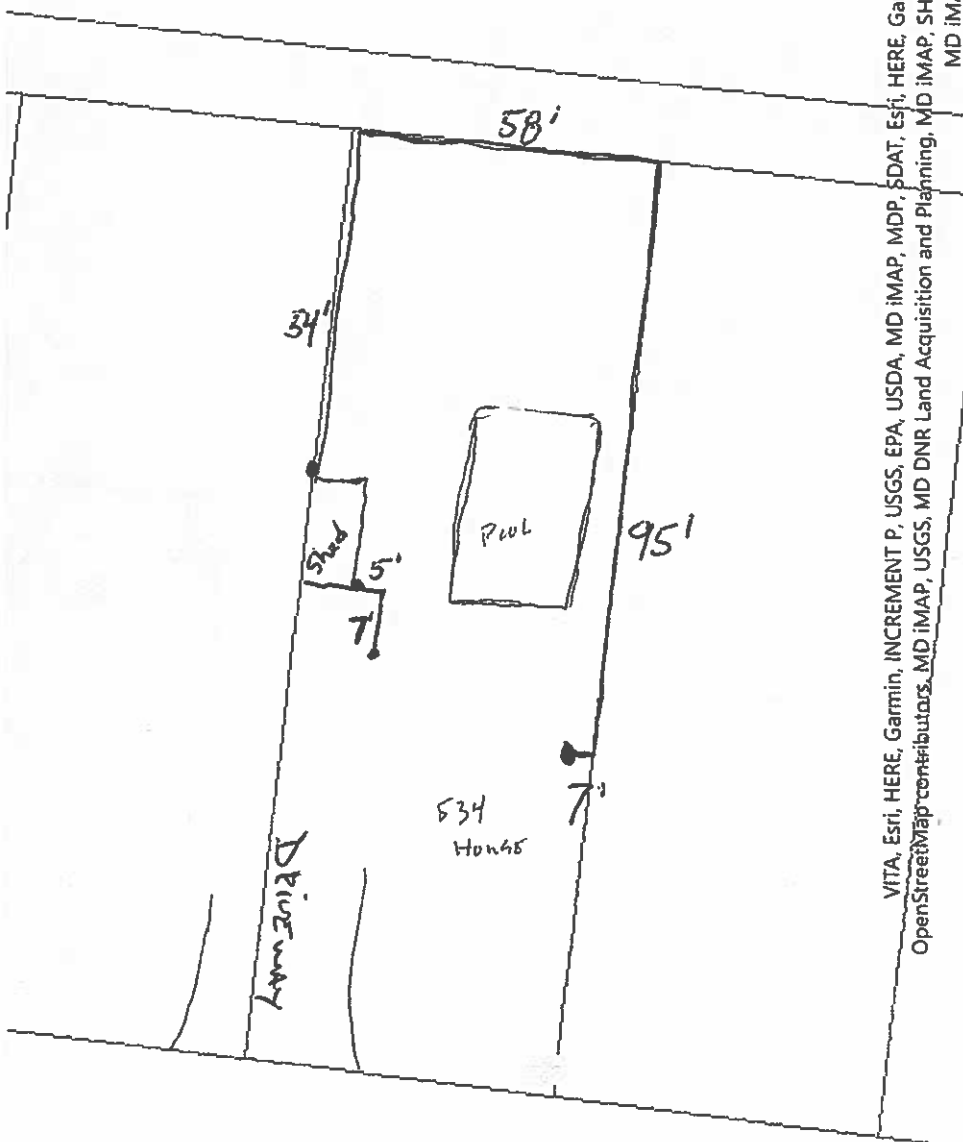
Borrower/Client	BRENDA K. STANGO				
Property Address	534 S Aurora St				
City	Easton	County	TALBOT	State	MD
Lender	HOME SERVICES LENDING LLC		Zip Code	21601	



REPLACE EXISTING FENCE

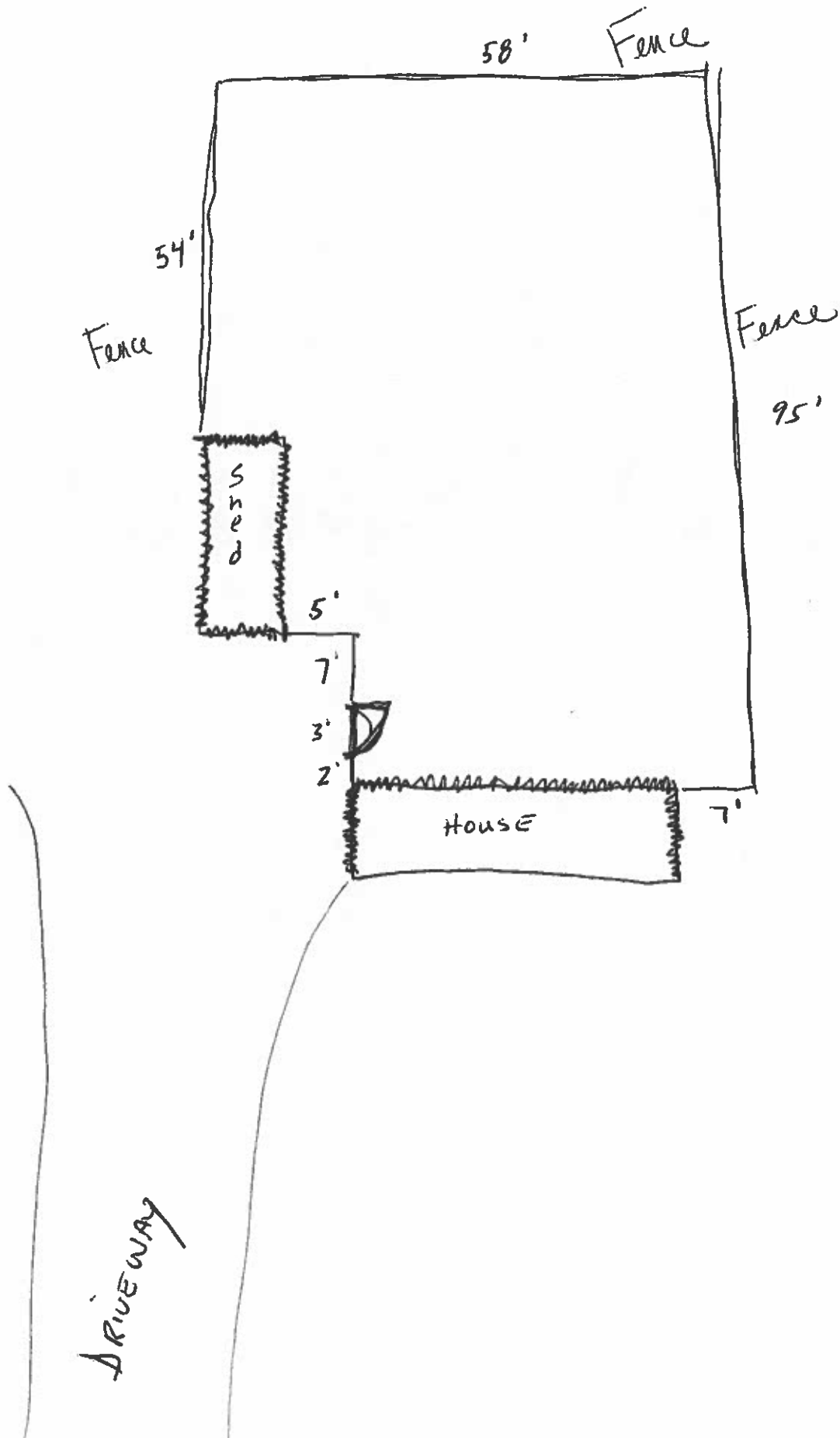
534 S. AURORA ST.

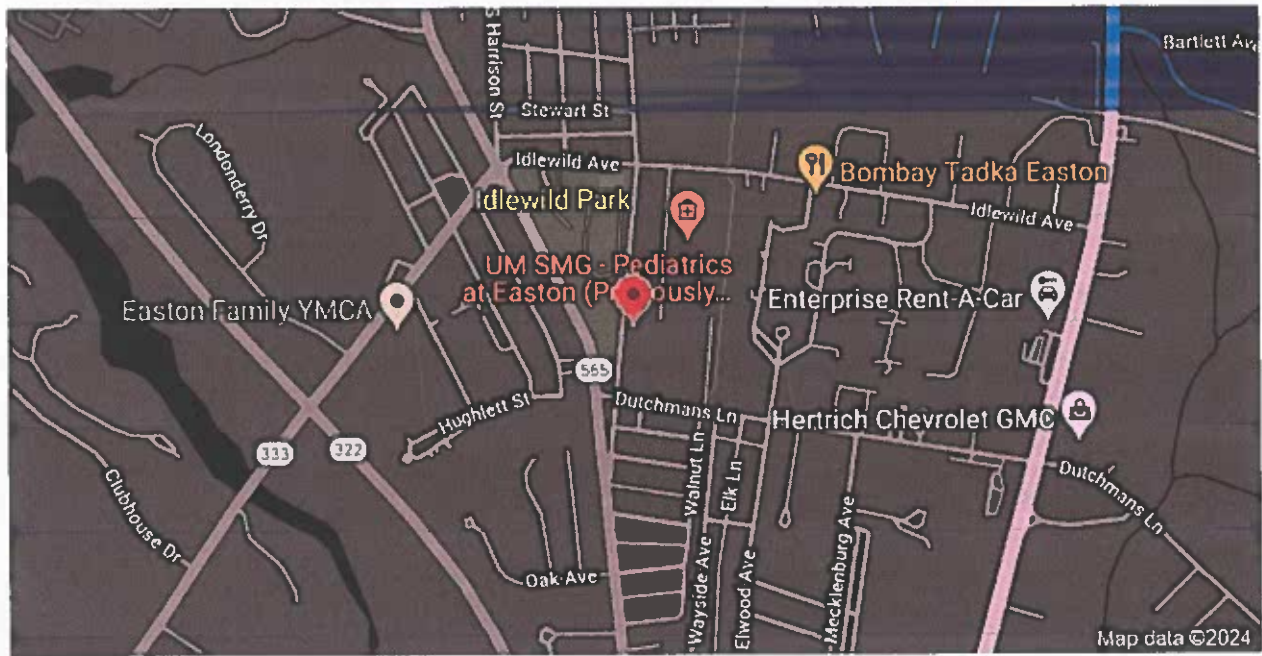
EASTON MD 21601



VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD iMAP, MDP, SDAT, Esri, HERE, Garmin, (c)
OpenStreetMap contributors, MD iMAP, USGS, MD DNR Land Acquisition and Planning, MD iMAP, SHA, DoIT,
MD iMAP, ESRI

534 S. Aurora St
Easton, MD 21601





Google Maps



Imagery ©2024 U.S. Geological Survey, Map data ©2024 20 ft

[Photos](#) [Amenities](#) [Reviews](#) [Location](#)**Room in Easton, Maryland**

2 bedrooms · 3 beds · Private attached bathroom

**4.97**
*******86**
[Reviews](#)**Hosted by Brenda**

Superhost · 4 years hosting

**Room in a home**

Your own room in a home, plus access to shared spaces.

**Shared common spaces**

You'll share parts of the home.

**Private attached bathroom**

This place has a bathroom that's connected to your room.

**Self check-in**

Check yourself in with the lockbox.

Add dates for prices**CHECK-IN**
Add date**CHECKOUT**
Add date**GUESTS**
1 guest[Check availability](#) [Report this listing](#)**Meet your Host****Brenda**

Superhost

86
Reviews**4.97★**
Rating**4**
Years hosting

Photos

Amenities

Reviews

Location

I grew up here on Maryland's Eastern Shore and have lived in Easton for over 13 years now. My home is located in a quiet, family oriented neighborhood and is conveniently close to local shops, dining & entertaining. I look forward to sharing my home with you and your family and hope you will enjoy your stay.

Show more >

Message Host

 To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

About this place

Two recently remodeled private bedrooms and one bath are located on the 2nd floor in this cozy brick cottage. Great Easton location across from the park and close to everything...just a few minutes from downtown and U.S. Route 50. Price includes the entire 2nd-floor space. Great for couples/family, four-person max. PLEASE NOTE: This is a full-time Owner-occupied property in a family-oriented neighborhood. The relaxed atmosphere makes for a perfect getaway. This is NOT a "Party House" rental....

Show more >

Where you'll sleep



Bedroom 1
1 double bed, 1 sofa bed



Bedroom 2
1 king bed

What this place offers

-  Wifi
-  Dedicated workspace
-  Free driveway parking on premises
-  Shared outdoor pool - available seasonally, open specific hours
-  50 inch HDTV with standard cable, DVD player
-  Lock on bedroom door

Show all 56 amenities

Photos

Amenities

Reviews

Location

Add your travel dates for exact pricing

April 2024

>

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Clear dates

4.97

Guest favorite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability

Overall rating	Cleanliness 5.0	Accuracy 5.0	Check-in 5.0	Communication 5.0	Location 5.0	Value 4.9
						

Laurie
Bryn Mawr, Pennsylvania

★★★★★ · November 2023 · Stayed a few nights
Brenda is a lovely host. Her place was the perfect apartment for 3 of us
It had everything we needed and
it was very comfortable. We will be back!

Sarah
Washington, District of Columbia

★★★★★ · November 2023 · Stayed one night
Brenda's home was so warm and inviting! We felt at home as soon as we checked in. Thank you for such a lovely experience!

Celia
Annapolis, Maryland

★★★★★ · October 2023 · Stayed one night
Great location and communication from Brenda. Comfy bed and quaint spot to stay over in Easton.

Robyn
Napa, California

★★★★★ · October 2023 · Stayed a few nights

[Photos](#) [Amenities](#) [Reviews](#) [Location](#)[Show more](#)**Morgan**

New York, New York

★★★★★ · October 2023 · Stayed a few nights

Brenda's house was a perfect crash pad for a wedding in St. Michaels. Her dogs were super cute! Brenda was very accommodating and easy-going.

Ronald

6 years on Airbnb

★★★★★ · October 2023 · Stayed a few nights

Brenda was a wonderful host! Very friendly and helpful. Lots of amenities and then some. Pool is a nice addition even though weather wasn't conducive for use, but beautiful back yard area.

Her dogs Louie and Bear were the sweetest and loves to play, a bonus for dog lovers. Overall, had a wonderful stay and would return if back in the area.

[Show more](#)[Show all 86 reviews](#)

Where you'll be

Easton, Maryland, United States

We verified that this listing's location is accurate. [Learn more](#)

Neighborhood highlights

Our neighborhood is family oriented and friendly. Our sycamore lined streets/sidewalks make for a lovely walk during the day and are well lit for evening strolls. You will see families out riding bikes, neighbors out walking dogs and strolling to and from the local farmer's market downtown on Saturdays (when Covid-19 restrictions are lifted).

[Show more](#) >

Things to know

House rules

Check-in: 3:00 PM - 7:00 PM

Checkout before 12:00 PM

4 guests maximum

[Show more](#) >

Safety & property

Exterior security cameras on property

Carbon monoxide alarm

"House Rules"

- Please DO NOT Block the driveway which is shared with neighbors. No more than two vehicles allowed
- Always use the back entrance to house
- No Unregistered Guests
- No Parties or Loud Noise
- If using the swimming pool, please sign SWIMMING POOL WAIVER
- Please keep Heat/Air Conditioning at a reasonable setting
- Turn off lights when not present
- No Smoking

SWIMMING POOL WAIVER

By my signature below, I acknowledge that I am aware of, appreciate the character of, and voluntarily assume the risks involved in participating in all activities associated with swimming in the pool. By my signature below, on behalf of myself, my heirs, next of kin, successors in interest, assigns, personal representatives, and agents, I hereby:

1. Waive any claim or cause of action against and release from liability Brenda Kirby Stango, the property owner, and agents for any liability for injuries to my person or property resulting from my use of the facility or participation in the activity listed above;
2. Agree to indemnify and hold harmless the property owner, and agents for any claims, causes of action, or liability to any other person arising from my use of the facility or participation in the activity listed above;
3. Consent to receive any medical treatment deemed advisable in the event of injury, accident or illness during these activities; and
4. Acknowledge that a participant under 18 years of age signing below as a minor child, a signature is required by the parent or legal guardian of the minor child to participate.

I HAVE READ THIS ASSUMPTION OF RISK, WAIVER OF LIABILITY AND RELEASE AGREEMENT. I CONSENT TO MEDICAL TREATMENT, FULLY UNDERSTAND ITS TERMS, UNDERSTAND THAT I HAVE GIVEN UP SUBSTANTIAL RIGHTS BY SIGNING IT, AND HAVE SIGNED IT FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT, ASSURANCE, OR GUARANTEE BEING MADE TO ME AND INTEND MY SIGNATURE TO BE A COMPLETE AND UNCONDITIONAL RELEASE OF ALL LIABILITY TO THE GREATEST EXTENT ALLOWED BY LAW.

Participant Printed Name _____ Date of Birth _____

Signature _____ Date _____

Address _____ City _____ State _____

Minors: under 18 years of age

Parent/Legal Guardian Printed Name _____ Relationship _____

Parent or Legal Guardian Signature _____ Date _____

Brenda K. Stango
534 S. Aurora Street, Easton, MD 21601



Cover Photo



Front of House



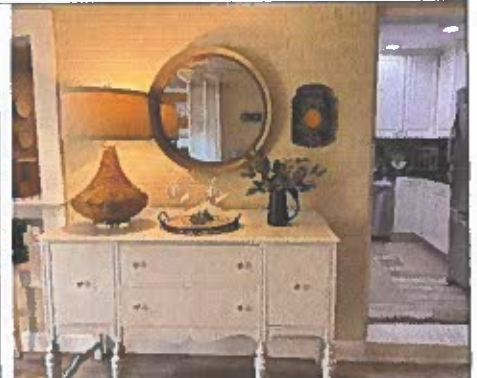
Guest Parking



Back Entrance



Shared Sunroom/Entrance Area



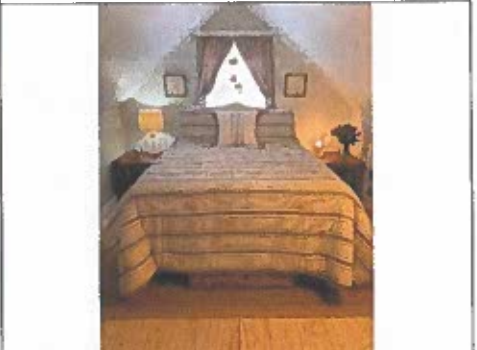
Shared Sunroom/Entrance Area



Back Entrance/Laundry



Kitchen (in Entrance)



1st Bedroom-Full Size Bed



2nd Bedroom-King Size Bed



2nd Bedroom-Sitting Area



Private Guest Bathroom

Brenda K. Stango
534 S. Aurora Street, Easton, MD 21601



2nd Floor Guest Area



2nd Floor Guest Area



2nd Floor Guest Area



Pool/Lounging Area



Pool/Lounging Area



Pool/Lounging Area



Patio



Patio



My Pets

AIR BNB REVIEWS

Laurie

Bryn Mawr, Pennsylvania

Rating, 5 stars

November 2023

Stayed a few nights

Brenda is a lovely host. Her place was the perfect apartment for 3 of us

It had everything we needed and

It was very comfortable. We will be back!

Sarah

Washington, District of Columbia

Rating, 5 stars

November 2023

Stayed one night

Brenda's home was so warm and inviting! We felt at home as soon as we checked in. Thank you for such a lovely experience!

Celia

Annapolis, Maryland

Rating, 5 stars

October 2023

Stayed one night

Great location and communication from Brenda. Comfy bed and quaint spot to stay over in Easton.

Robyn

Napa, California

Rating, 4 stars

October 2023

Stayed a few nights

This place was charming!! Great spot for 3 of us attending a wedding. Brenda was so friendly and there were many thoughtful touches in the space. The only negative was the steep windy staircase for lugging up a suitcase. But it was a lovely, clean, well-stocked, affordable spot that worked out perfectly for us! Glad we stayed there.

Morgan

New York, New York

Rating, 5 stars

October 2023

Stayed a few nights

Brenda's house was a perfect crash pad for a wedding in St. Michaels. Her dogs were super cute! Brenda was very accommodating and easy-going.

Ronald

6 years on Airbnb

Rating, 5 stars

October 2023

Stayed a few nights

Brenda was a wonderful host! Very friendly and helpful. Lots of amenities and then some. Pool is a nice addition even though weather wasn't conducive for use, but beautiful back yard area. Her dogs Louie and Bear were the sweetest and loves to play, a bonus for dog lovers. Overall, had a wonderful stay and would return if back in the area.

Elaine

Crownsville, Maryland

Rating, 5 stars

October 2023

Stayed a few nights

We had a great stay and loved her dogs. Brenda was so nice and we enjoyed meeting her. I would definitely recommend staying here in her charming and comfortable house!

Allison

New York, New York

Rating, 5 stars

September 2023

Stayed with kids

Brenda is such a cool and kind person, and I'm so glad that we got to stay in her place! She was an amazing host and she has thought of every little thing that you would need to have a relaxing getaway. Even though the airbnb is in the second floor of her home, it felt totally private. Her style is so cool and everything was very comfortable and cozy (I don't think I'm the first to say the beds are extremely comfortable). I would say it is a great location if you plan on visiting Easton and St. Michael's. Her house is on a pretty street and across the street from a great park which was an awesome surprise for us because we had our toddler with us. The pool and backyard area at Brenda's are also great and she has two really sweet dogs. Even though it rained all weekend, having Brenda's place to stay in was a ray of sunshine. She was so communicative from the beginning and everything was easy. Thank you again Brenda for everything!

Alberto

Houston, Texas

Rating, 5 stars

September 2023

Stayed a few nights

Excellent host, great clean and neat stay . Amazing comfortable mattresses :)

Response from Brenda

September 2023

Thank you for being wonderful guests! I'm glad you found comfort away from home and you are welcome here anytime!

Jessica

Lancaster, Pennsylvania

Rating, 5 stars

September 2023

Stayed one night

Girls weekend!

Brenda's place was absolutely lovely.

Brenda is an incredible hostess! She is kind, friendly, attentive, and has made her home feel like...home! She has great recommendations in the area and the friendliest pups!

The space is decorated beautifully. We loved the comfortable beds and all the extra touches and amenities. The pool and outdoor space is private and inviting.

We felt safe, welcome, and would love to return!

We were two Moms traveling with our teenage (and almost teenage) daughters; Brenda was so awesome with our girls, with us, and made her home one of my favorite new places to stay!

Response from Brenda

September 2023

I do hope you will return! I had the best time with you ladies and the girls! Thank you for including me and for the new friendship! Wishing you all good and wonderful things!!!

Brett

3 years on Airbnb

Rating, 5 stars

June 2023

Stayed one night

Very cozy, clean, comfortable, and private.

Linda

Evanston, Illinois

Rating, 5 stars

June 2023

Stayed with kids

Brenda was a fantastic host - very flexible in accommodating travelling as a family with young kids. We would stay with her again in a heartbeat if back in the area!

Rebecca May Yue

Arlington, Virginia

Rating, 5 stars

June 2023

Stayed a few nights

Beautiful home away from home. Brenda is the most thoughtful and friendly host I have met. We had a girls' weekend and we felt like we were staying at a friend's. The tranquil pool and backyard washed away every stress. We have privacy as Brenda was mostly out, while whenever we were both at home, it's simply lovely sharing her home. The sunroom is cozy and the decor throughout the house is tastefully furnished. We were able to help ourselves around the well-equipped kitchen. Her 2 dogs are simply adorable - extra bonus! We enjoyed fine dining restaurant, music concert, pizza, wine, coffee and cake at Ruby's - all nearby. Instructions from Brenda were clear and accurate e.g. stairs were steep. Watch for low ceiling at some spots for the tall ones! We enjoyed morning breakfast by the pool every day! Overall, it's really a fantastic place to stay! We will visit again!

Cat

McLean, Virginia

Rating, 5 stars

June 2023

Stayed a few nights

Had a wonderful stay with Brenda! Her backyard was lovely and so peaceful. Would stay there again and recommend to others!

Katina

Bowie, Maryland

Rating, 5 stars

May 2023

Stayed a few nights

Brenda is a lovely host who made us feel welcome. Her home is centrally located & was just what we needed for our girls weekend.

Kelly

8 years on Airbnb

Rating, 5 stars

May 2023

Stayed a few nights

Brenda was a perfect host! Her space had everything I needed and more. I highly recommend staying here if you are traveling to the Easton, St. Michaels, etc. I will definitely be back!!

Cheryl

Albuquerque, New Mexico

Rating, 5 stars

May 2023

Stayed a few nights

We really enjoyed staying at Brenda's place. It was very homey and comfortable. We also enjoyed meeting Louie and Bear, Brenda's two dogs. I would recommend this place to anyone visiting this area. Easton has some great restaurants, too!

Eliot

Washington, District of Columbia

Rating, 5 stars

November 2022

Stayed a few nights

Brenda is great - very welcoming, helpful, and gracious. Her dogs Bear and Louis are super sweet. Great location next to a park and a rail to trail path that leads several miles and connects to another parks. Location is .7 to downtown so really close. Accommodation was very nice, clean, and well put together with everything we needed. It's November but there is a pool in the back yard which looked great. Great stay

Jeannie

Annapolis, Maryland

Rating, 5 stars

October 2022

Stayed one night

Perfect spot for a weekend wedding in Easton/St. Michael's. The neighborhood is quiet and green, right next to the park. Brenda's communications were clear and timely, the accommodation is generously sized, well-appointed with lots of nice extras, clean, very comfortable. Nice to have a common area to relax and watch tv outside of the bedroom. Wish we were there during pool season! We would come back again with friends for a weekend to enjoy the area. Thanks again, Brenda

Dan

Philadelphia, Pennsylvania

Rating, 5 stars
October 2022
Stayed a few nights

The most helpful and overall best host of any Airbnb experience. Lovely home. Great experience.

Patti
McLean, Virginia

Rating, 5 stars
October 2022
Stayed one night

Brenda was very nice and her place is adorable. It is a lovely suite. She provided so many extras like coffee, tea, water, creamer. It is very quiet and private.

Lisa
Bethesda, Maryland

Rating, 5 stars
September 2022
Stayed one night

Brenda was a wonderful host and her home was lovely! She was warm, hospitable and communicative. The rooms were clean and she thought of many special touches like bottled water and coffee for guests. We are already looking forward to our next visit to her Airbnb in Easton.

Robert
Fredericksburg, Virginia

Rating, 5 stars
September 2022
Stayed a few nights

Brenda's home is very nice. It's a perfect little attic space to either escape too or to stay for an Ironman like Ironman Maryland! Will definitely recommend or stay there again.

Camilla
San Francisco, California

Rating, 5 stars
August 2022
Stayed with kids

Brenda's place was perfect for us. The upstairs apartment is so cute with plenty of great touches. Brenda was a wonderful host and made us feel right at home when we got there. We loved the pool as well. Perfect for exploring the town and neighboring area. Beds were comfortable too! We would happily stay again!

Bella
Washington, District of Columbia

Rating, 5 stars
August 2022
Stayed one night

Brenda was very accommodating and made us feel at home from the moment we arrived until the day we checked out. The room was super cozy and had everything we need.

Catherine

Baltimore, Maryland

Rating, 5 stars

August 2022

Stayed a few nights

Great host and location. The pool and surrounding gardens lovely. Wonderful stay!

Karen

Takoma Park, Maryland

Rating, 5 stars

August 2022

Stayed a few nights

Having access to the beautiful pool and back garden made a very hot weekend so much more enjoyable! The location on the very pretty Idlewild Park is excellent, and it's an easy to bike or drive to anywhere in the area. Brenda is a very pleasant, responsive, and hospitable host. We would definitely go back to this home in summertime!

Mae

Pittsburgh, Pennsylvania

Rating, 5 stars

July 2022

Stayed with kids

Stop searching. Book now! It will be your best vacation decision ever. We loved absolutely everything about our stay. The backyard is a backyard of dreams. My kids never wanted to leave the pool. Brenda is the best host you could ever ask for. The town is so charming. We could go on and on!

Response from Brenda

August 2022

Thanks so much! I never wanted you guys to leave and I could go on and on as well! Airbnb hosts in the future will be lucky to have you and your family! I hope you will return! XOXO

Kristin

6 years on Airbnb

Rating, 5 stars

July 2022

Stayed a few nights

We loved everything about our stay. The apartment style accommodations were perfect for our lacrosse tournament weekend! Brenda was so kind and gave us excellent recommendations for food and places to visit. We enjoyed the pool- especially after our hot 97 + degree days outside on the fields. We will definitely stay here again and will recommend to anyone who is looking for a place in the Easton area.

Response from Brenda

July 2022

Thank you so much for your recommendation! It was a pleasure to meet you, Brighton and Drew. I'm glad you had time to enjoy the pool! Please come back anytime!

Kim

Anyang-si, South Korea

Rating, 5 stars

July 2022

Stayed one night

Our family had a really happy memory here! Clean room, nice pool, good location, everything was perfect.

Response from Brenda

July 2022

Thank you Kim! It was very nice meeting you and your family. I'm glad we were able to make some memories. Your baby boy is adorable!

Lindsey

Orlando, Florida

Rating, 5 stars

July 2022

Stayed with kids

We absolutely loved Brenda's place! Super quaint and cozy place just minutes from town where you can find great places to eat. Brenda's place had everything we needed to feel right at home! We enjoyed her GORGEOUS backyard to relax and take a dip in the pool. Right across the street from her place was a beautiful park and walking are, there was a playground and garden it was really lovely. We hope to stay at her place again very soon.

Response from Brenda

July 2022

Pleasure was all mine! Your family is adorable and i'd love to host you all again in the future!

AbbyT

Bartlett, Tennessee

Rating, 5 stars

July 2022

Stayed a few nights

Brenda is such a lovely hostess and the spacious accommodations are well thought out and generous in size. There was plenty of room and the location is PERFECT!

Kevin

3 years on Airbnb

Rating, 5 stars

July 2022

Stayed one night

We really enjoyed our stay at Brenda's place in Easton. Not only was it stocked full of amenities, but the house also had a great vibe to it. You get to stay on the second floor, which is very spacious, and the bathroom layout is lovely. Finally, it's in a great location close to the town and local scenic parks and drives.

Erin

Yonkers, New York

Rating, 5 stars

June 2022

Stayed a few nights

Excellent location- perfect walk to great food and cute shops. The pool was amazing after a long bike ride. Beds are excellent. Friendly dogs and lovely, welcoming host. A gem!

Joyce
Baltimore, Maryland

Rating, 5 stars
June 2022
Stayed one night

No question....this is the best find in Easton! Convenient location and the host, Brenda, is amazing! Great communication and fun to talk with. The apartment is comfortable and I would definitely stay again! Honestly feels like home away from home.

Emily
Baltimore, Maryland

Rating, 5 star
June 2022
Stayed with kids

We enjoyed our time at Brenda's. Lots of thoughtful details to make us feel welcome. The pool and backyard area are so lovely! Thank you Brenda!

Response from Brenda
June 2022

Thank you Emily. I enjoyed hosting you and your adorable family!

Paul
West Chester, Pennsylvania

Rating, 5 stars
June 2022
Stayed one night

Brenda was great! Cozy house! Fancy backyard.

Response from Brenda
June 2022

Thanks Paul! Please come back anytime!

Dena
2 years on Airbnb

Rating, 5 stars
June 2022
Stayed a few nights

Brenda is a fabulous hostess who provides a warm and inviting environment at her charming house. It is just minutes from historic Easton and 15 minutes from St. Michaels. I highly recommend that you stay at Brenda's Air bnb. She has great recommendations for things to see and do as well as great recommendations for places to eat in the area. The photos don't do this lovely little oasis justice.

Response from Brenda
June 2022

Dena, it was an absolute pleasure hosting and getting to know you and Val! I enjoyed the time we spent hanging out. Thank you for booking with me and please come back if you are ever in the area again!

Xoxo
Brenda

Jeff

2 years on Airbnb

Rating, 5 stars

June 2022

Stayed a few nights

Wow! This place was great! Beautiful neighborhood right across the street from a large park. The backyard and pool are quiet and private. The apartment is cozy and clean. Brenda was very accommodating and gave great recommendations on local attractions.

Cristina

New York, New York

Rating, 5 stars

May 2022

Stayed a few nights

Staying at Brenda's place was such a pleasure! It's spacious, yet cozy, and so beautifully designed.... also very quiet and restful.

Everything you might need is provided, including coffee, tea, and a counter size fridge.

The place is immaculate and very very clean.

Brenda is helpful and warm, a delightful hostess.

We truly couldn't have asked for more, and will return!

Miles

Bethesda, Maryland

Rating, 5 stars

May 2022

Stayed one night

Great host, great place! Thank you!

Jason

2 years on Airbnb

Rating, 5 stars

May 2022

Stayed one night

Thank you Brenda we enjoyed your place. Great setup in Easton!

Damien

Washington, District of Columbia

Rating, 5 stars

November 2021

Stayed with kids

The place was perfect for a weekend stay in Easton, Brenda was very friendly. Highly recommended

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 - 012401

Owner Information

Owner Name:

STANGO BRENDA K

Use:

RESIDENTIAL

Mailing Address:

534 S AURORA ST
EASTON MD 21601-0000

Principal Residence:

YES

Deed Reference:

/02294/ 00174

Location & Structure Information

Premises Address:

534 S AURORA ST
EASTON 21601-0000

Legal Description:

LOT 17-60X165.4
534 E/S S AURORA ST
EASTON

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0106	000EA	2457	1250022.21	0000			1	2022	Plat Ref:

Town: EASTON

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1946	1,062 SF		9,900 SF	

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

Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	104,300	90,100		
Improvements	166,700	198,200		
Total:	271,000	288,300	276,767	282,533
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
KLEPPINGER C WILLIAM JR	09/17/2015	\$269,500
Type: ARMS LENGTH IMPROVED	Deed1: /02294/ 00174	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00440/ 00437	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 02/09/2017

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: Additional information requested for 2022

Date: 11/10/2022

TALBOT COUNTY FINANCE OFFICE
 RECORDATION TAX
 AMT: \$3,234.00
 DATE: 9/17/2015
 INITIALS: Reenson
 Prop ID: 01-012401

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

ANDREW HOLLIS, FIN. OFFICER

9/17/15 KB

DEED NOTATION 180 MADE THAT ALL TAXES
 DUE ON THE PROPERTY INDICATED IN
 THIS DEED HAVE BEEN PAID.
 FINANCE OFFICER OF TALBOT COUNTY
ANDREW HOLLIS, FIN. OFFICER
 DATE 9/17/2015 KB

THIS DEED, made this 17th day of September, 2014, by and between C.
WILLIAM KLEPPINGER, JR. and JOANN B. KLEPPINGER, his wife, of Talbot
 County, Maryland, Grantor; and **BRENDA K. STANGO**, of Talbot County, Maryland,
 Grantee.

WITNESSETH, that in consideration of the sum of Two Hundred Sixty-nine
 Thousand Five Hundred (\$269,500.00) Dollars and other good and valuable
 considerations, the receipt whereof is hereby acknowledged, the said C. William
 Kleppinger, Jr. and Joann B. Kleppinger, his wife, do hereby grant and convey unto
 the said Brenda K. Stango, her heirs, personal representatives and assigns, in fee
 simple:

ALL THAT lot or parcel of ground situate, lying and being in the Town of
 Easton, Talbot County, Maryland, and described as follows, that is to say:

BEGINNING for the same on the East side of South Aurora Street at the
 Southwest corner of lot number sixteen (16) as shown and designated on a Plat of
 Community Park Tract belonging to David Gregg, Jr., and duly of record among the
 Land Record Books of Talbot County, in Liber No. 219, folio 271, and running from
 thence Eastwardly with the Southerly line of lot number sixteen (16) one hundred
 sixty-five and four-tenths feet (165.4 ft.) to Yard Lane; thence running Southwardly
 with the Westerly side of Yard Lane sixty feet (60 ft.) to the Northeast corner of lot
 number eighteen (18) as shown on said Plat; thence Westwardly with the
 Northerly side of lot number eighteen (18) one hundred sixty-five and four-tenths
 feet (165.4 ft.) to the Easterly side of South Aurora Street, aforesaid; thence running
 Northwardly with the Easterly side of said South Aurora Street sixty feet (60 ft.) to

LIBER 2294 FOLIO 174

COOKERLY & BARROLL, LLC
 ATTORNEYS AT LAW
 123 COURT STREET
 CHESTERTOWN, MD 21620
 (410) 778-2112

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2294, p. 0174, MSA_CE91_2233.

the place of beginning; being lot number seventeen (17) as shown and designated on the aforesaid Plat.

BEING the same land conveyed unto C. William Kleppinger, Jr. and Joann B. Kleppinger, from Ivon T. Morton and Margaret L. Morton, by Deed dated December 11, 1969, and recorded among the Land Records for Talbot County, Maryland, in Liber J.T.B. No. 440, folio 437.

THIS CONVEYANCE is subject to the existing easements, rights of way and agreements for roadways, electric transmission lines and telephone lines and the service and maintenance thereof.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or otherwise appertaining.

TO HAVE AND TO HOLD the said lot 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 Brenda K. Stango, her heirs, personal representatives and assigns, in fee simple.

AND the said 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 granted and that they will execute such further assurances of the same as may be requisite.

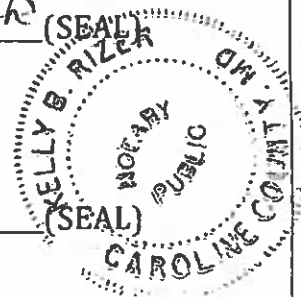
WITNESS the hands and seals of said Grantors.

Witness:

Riane
as to both

C. William Kleppinger, Jr.
C. William Kleppinger, Jr.

Joann B. Kleppinger
Joann B. Kleppinger



STATE OF MARYLAND, COUNTY OF Caroline to wit:

I HEREBY CERTIFY, that on this 17th day of September, 2015, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared C. William Kleppinger, Jr. and Joann B. Kleppinger, his wife, the above named Grantors, and they acknowledged the foregoing Deed to be their respective acts.

AS WITNESS my hand and Notarial Seal.

Kelly B. Rizer

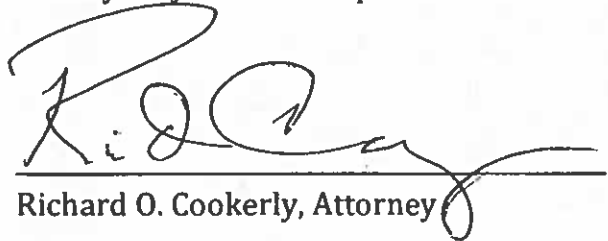
Notary Public Kelly B Rizer

My commission expires: 8/3/2019.

THE undersigned, being the Grantee in the above captioned Deed, hereby certify under the penalties of perjury that the land conveyed in the above-captioned Deed is residentially improved, owner-occupied real property and that the residence will be occupied by the undersigned seven months out of the twelve month period.


Brenda K. Stango

In accordance with §3-104(f)(1) of the Real Property Article of the *Annotated Code of Maryland*, I hereby certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.


Richard O. Cookerly, Attorney

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

2015

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 JOANN B. KLEPPINGER

2. Reasons for Exemption

Resident Status



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 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

Joann B. Kleppinger

Name

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

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

2015

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 C. WILLIAM KLEPPINGER, JR.

2. Reasons for Exemption

Resident Status



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 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

C. William Kleppinger, Jr.

Name

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2294, p. 0180, MSA_CE91_2233. Date available 09/24/2015. Printed 04/15/2024.

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:
Kleppinger/Stango
Reference/Control #: 2294/174
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 1,347.50
LR - County Transfer
Tax - linked 2,195.00
LR - Non-Resident Tax
- linked 0.00
=====
SubTotal: 3,602.50
=====
Total: 3,662.50
09/17/2015 02:53
CC20-LL
#4863578 CC0205 -
Talbot
County/CC02.05.02 -
Register 02

DOCUMENT VALIDATION
(excluded from page count)

LIBER 2294 FOLIO 180

Information provided is for the use of the Clerk's Office, State Department of
Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

STAILOT COUNTY CIRCUIT COURT (Land Records) MAS 2294, p. 0181, MSA_CE91_2233. Date available 09/24/2015. Printed 04/15/2024.

Space Reserved for County Validation

LABORATORY 2005/20974 FOLIO 181



Exhibit 'B'

RECEIPT

TOWN OF EASTON

Planning & Zoning Department

P.O. BOX 520

Easton, Maryland 21601

APPLICATION #	DATE
2024 - 1190	4/25/2024
PROJECT ID	
SE 24-03	

TO:

Brenda Kirby Stango
534 S. Aurora Street
Easton, Maryland 21601

RE: BOZA Application 2024 - 1190 / SE 24 - 03

Brenda Kirby Stango
534 S. Aurora Street
Tax Map 0106, Grid 0EA, Parcel 2457, Lot 1
Easton, Maryland 21601

Date	Description	Transaction	Amount
04/18/2024	BOZA REVIEW - SPECIAL EXCEPTION	Check # 1101	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

Exhibit 'C'



Sign posted on May 1, 2024

Exhibit 'D'

Date of Hearing: May 21, 2024

3b

BOARD OF ZONING APPEALS PUBLIC HEARING STAFF REPORT

SUBJECT: SPECIAL EXCEPTION 1190

ELECTION WARD: Ward 2

CRITICAL ACTION DATE: At the pleasure of the Board.

STAFF CONTACTS: Nicholas Johnson - Town Planner - Current
Lynn Thomas – Town Planner – Long Range

APPLICANT: Brenda Kirby Stango

PURPOSE: The applicant is seeking a special exception to operate a short-term housing unit within the R-10A 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. 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 rentals that will help mitigate any possible negative externalities.

APPLICATION INFORMATION:	
APPLICANT: Brenda Kirby Stango 534 S Aurora Street Easton MD, 21601	REPRESENTATIVE: N/A
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 106, Parcel 2457, Lot 1	0.23

ACCEPTANCE DATE: April 18, 2024	LOCATION: 534 S Aurora Street
EXISTING ZONING R-10A	EXISTING LAND USE: Residential
HISTORIC DISTRICT: No	FUTURE LAND USE: Residential

CONTEXT:

Location/Site Access – The subject property is located on S Aurora Street directly across from Idlewild Park. A large office building is located directly to the east of the property.

Existing Conditions – The subject property is best described as an existing single family dwelling unit with an in-ground swimming pool, and a private shed. The home has a roughly 90 feet long by 8 feet wide shared off street parking area. 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-10A	Residential
North	Residential	R-10A	Residential
East	Office	BC	Redevelopment Area
West	Open Space	R-10A	Open Space

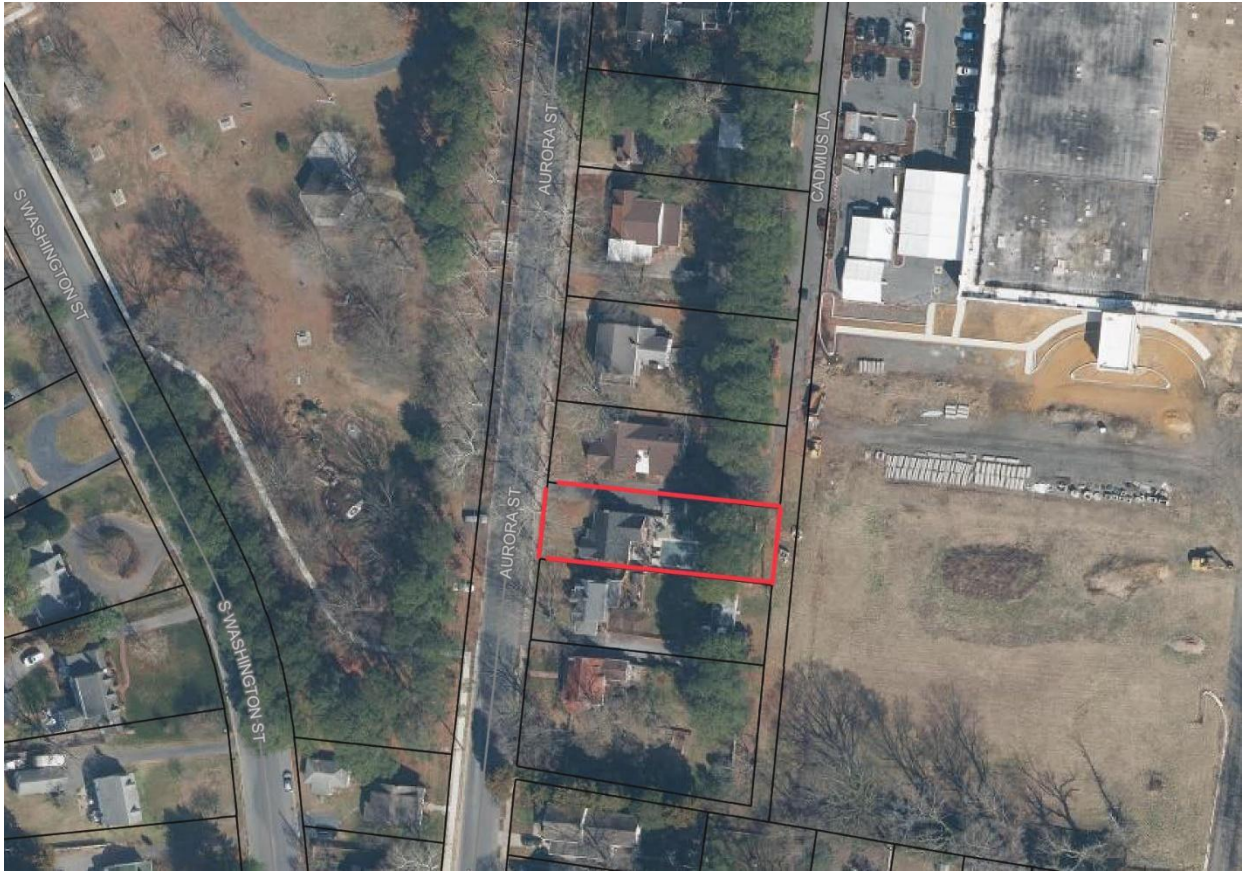


Figure 1 Vicinity Map

PROPOSAL: The applicant is proposing to operate a short-term housing unit within the R-10A Zoning District. Short-term housing is permitted within the R-10A 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 rental (Airbnb) operating without a special exception or rental license at 534 S Aurora Street. The letter directed the property owner to apply for a special exception by April 11, 2024 in order to correct the violation. The property owner subsequently filed an application for a special exception.

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 rental 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 S Aurora Street. 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 pedestrian and vehicular access is provided to the property through S Aurora Street.

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 rental through the Town's Rental Housing Program.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Special Exception 1190 with staff's recommended condition.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1090 based on the following findings...

OR

3. I move an alternate motion.

NOTICE

Notice is hereby given that Application SE-1190 / SE 24-03 has been filed on behalf of Brenda Kirby Stango, 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 534 S. Aurora Street, Easton, Maryland, also known as Tax Map 0106, Grid 0EA, Parcel 2457, Lot 1, and is situated in the R-10A – Residential District. The property is owned by Brenda Kirby Stango. 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, May 21, 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. "SE-1190 - SE 24-03..." was published in the:

The Star Democrat 05/05/24



James F. Normandin
President & Publisher

NOTICE

Notice is hereby given that Application SE-1190 / SE 24-03 has been filed on behalf of Brenda Kirby Stango, 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.

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EASTON BOARD OF ZONING APPEALS

3053302 SD

5/5/2024



TOWN OF EASTON

Planning & Zoning Department

14 South Harrison Street

P.O. Box 520

Easton, Maryland 21601

NOTICE OF APPLICATION SUMMARY

2024-05-21

SE-1190 / SE 24-03

Applicant notified of hearing date: Email: 2024-05-03 – 18 days

Exhibit A: Application – 2024-04-18 – 33 days

Exhibit B: Paid Receipt – 2024-04-25 – 26 days

Exhibit C: Picture of Property Sign Posting – 2024-05-01 – 20 days

Exhibit D: Staff Report – 2024-05-13 – 8 days

Exhibit E: Public Advertisement

Advertisement sent to the Star Democrat: 2024-04-29 – 22 days

Advertisement run in Star Democrat: 2024-05-05 – 16 days

Exhibit F: Notices

Applicant Hearing Letter: 2024-05-03 – 18 days

400' Notices Distributed: 2024-05-06 – 15 days



TOWN OF EASTON

P.O. Box 520
Easton, Maryland 21601

May 3, 2024

Ms. Brenda Kirby Stango
534 S. Aurora Street
Easton, Maryland 21601

Re: BOZA Application SE-1190 / SE 24-03
534 S. Aurora Street
Tax Map 0106, Grid 0Ea, Parcel 2457, Lot 1
Easton, Maryland 21601

Ms. Stango,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, May 21, 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

May 6, 2024

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, May 21, 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-1190 / SE 24-03 has been filed on behalf of Brenda Kirby Stango, 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 534 S. Aurora Street, Easton, Maryland, also known as Tax Map 0106, Grid 0EA, Parcel 2457, Lot 1, and is situated in the R-10A – Residential District. The property is owned by Brenda Kirby Stango. 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



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

Exhibit 'A'

RECEIVED
APR 25 2024
TOWN OF EASTON

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

☐ VARIANCE ☐ APPEAL ☒ SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	28640 Marys Ct, Easton, MD 21601-0000						
TAX MAP	0025	GRID	0022	PARCEL	0046	LOT	14
DEED REFERENCE	LIBER	03016	FOLIO	00022			
PLAT REFERENCE	LIBER	87	FOLIO	11			
EXISTING USE	Commercial						
ZONING DISTRICT	BC						

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

OWNER

NAME	Raymond P. Clarke, County Engineer, Talbot County Department of Public Works		
MAILING ADDRESS	215 Bay Street, Suite 6, Easton, Maryland 21601		
TELEPHONE NO.	(410) 770-8170	EMAIL	rclarke@talbotcountymd.gov

APPLICANT OR AGENT

NAME	Robert J. Duma, P.E., Associate		
MAILING ADDRESS	106 N. Washington Street, Suite 103, Easton, Maryland 21601		
TELEPHONE NO.	443-366-9038	EMAIL	rjd@dbfinc.com

Surveyor / Engineer

NAME	Robert J. Duma, P.E.		
License Number and Expiration	38830 / 12-29-2024		
MAILING ADDRESS	106 N. Washington Street, Suite 103, Easton, Maryland 21601		
TELEPHONE NO.	443-366-9038	EMAIL	rjd@dbfinc.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	04/24/2024	
PRINTED NAME OF APPLICANT OR AGENT	Robert J. Duma, P.E.	

For Office Use Only

Project Number	SE 24-04	Fee Received	04/26/2024
Application Number	SE-1156	Application Notification	05/06/2024
Filing Date	04/25/2024	Property Posting Date	05/06/2024
BOZA Hearing Date	05/21/2024	Notice(s) Published	05/05/2024
If ESDR, Date	03/27/2024		

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	X	
Setbacks from property lines	X	
Adjoining roads	X	
Established easements	X	
Perennial and intermittent streams	X	
Tidal and non-tidal wetlands	X	
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		N/A
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		N/A
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

DETAILED EXPLANATION FOR THE PURPOSE OF THE REQUEST

*Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.*

**TALBOT COUNTY PUBLIC SAFETY COMPLEX
TOWN OF EASTON, TALBOT COUNTY, MARYLAND
DBF #1503A030**

APRIL 23, 2024

DETAILED EXPLANATION FOR THE PURPOSE OF THE REQUEST

Talbot County Sheriff's Office and Talbot County Department of Emergency Services (DES) are planning to relocate their offices to a new facility. The existing office complex located at 28640 Mary's Court (lot 14 and 14A) in Easton was selected as a suitable location for the two departments to relocate. The sale of the property was completed in November of 2022.

The building size and location played an important role in Talbot County's selection of the property. The property has adequate water, sewer, and high-speed internet services available. The property has adequate roadway access and allows for efficient access to Easton and other areas in the County.

The property is located in the Business Commercial District (BC) for the Town. The district provides for light industrial, service/business commercial and related uses which can operate in a clean and quiet manner. Fire, Rescue, or Police Stations are allowed in this district but under a Special Exception (SE).

The proposed Sheriff's Office and Department of Emergency Services office should be allowed through this special exception request as the use will keep with the purpose of the Business Commercial District. The use of the property will operate in a clean and quiet manner. The use will not cause odor, smoke, dust, fumes, fire, noise, explosion, or open storage. The use of the property will serve as a net-benefit to the community. We hope the special exception request will be granted for this use of the property.

Davis, Bowen & Friedel, Inc. has been providing architectural and engineering services to renovate the existing building and reconfigure the existing site to meet the needs of the Sheriff's Office and DES. Willow Construction has been selected to construct the work. Phase 1 of the work includes interior renovations/tenant fit-out work. Phase 2 of the work will construct a sally port and reconfigure parking for the building.

SITE PLAN

ARCHITECTURAL DRAWING (RENDERING)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

O

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M

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E

D

C

B

A



1 SOUTH (FRONT) ELEVATION
1/8" = 1'-0"



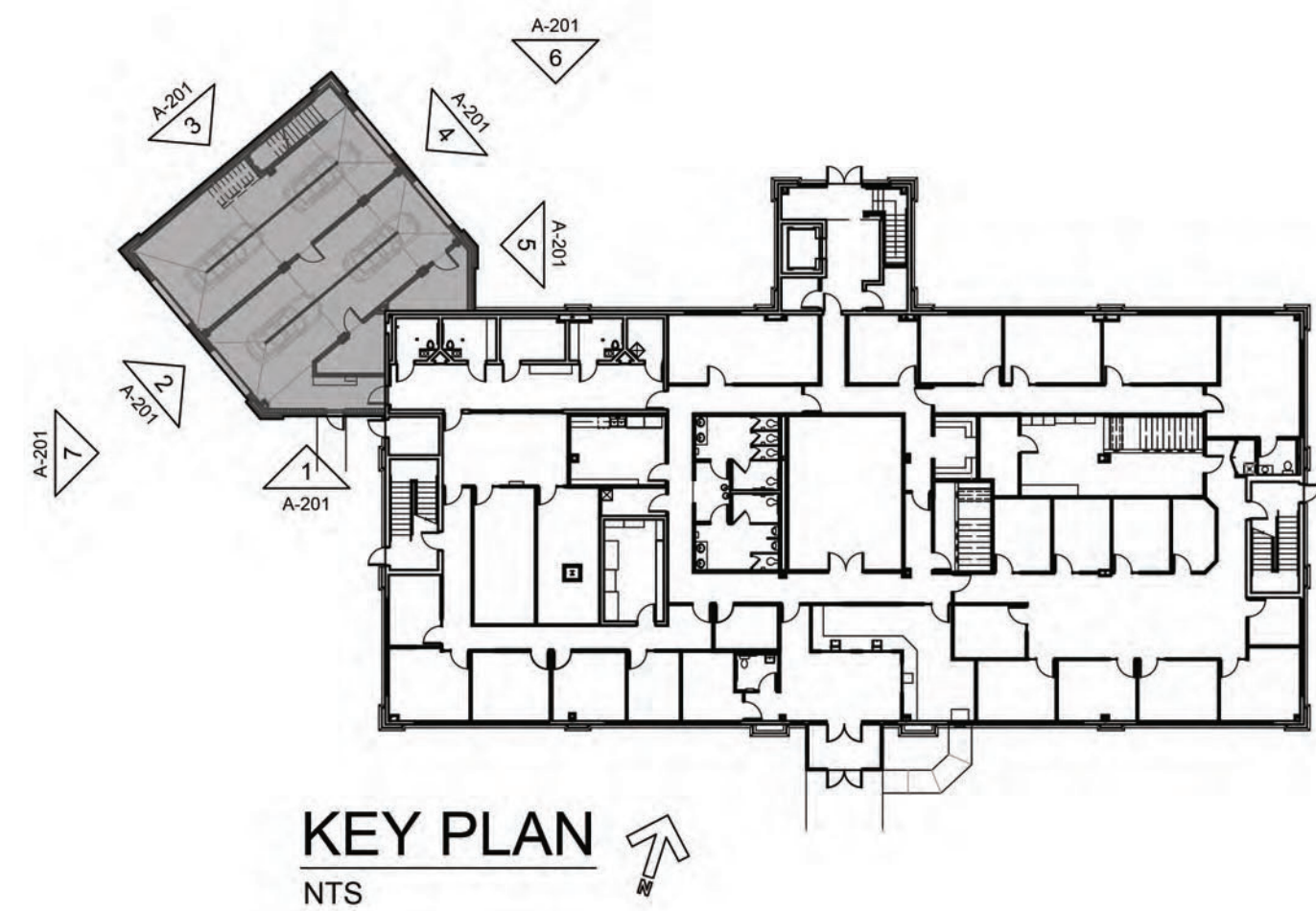
6 NORTH (REAR) ELEVATION
1/8" = 1'-0"



7 LEFT (WEST) ELEVATION
1/8" = 1'-0"



5 RIGHT (EAST) ELEVATION
1/8" = 1'-0"



NOT FOR
CONSTRUCTION

**DAVIS
BOWEN &
FRIEDEL, INC.**
ARCHITECTS • ENGINEERS • SURVEYORS
BALTIMORE, MARYLAND
410.770.4744

**TALBOT COUNTY
PUBLIC SAFETY COMPLEX
PHASE II: SALLY-PORT ADDITION
28640 MARY'S COURT, EASTON MD, 21601**

DATE	COMMENTS
08/22/2023	80% CD SUBMISSION
Date: August 22, 2023	
Scale: 1/8" = 1'-0"	
Dwn By: LWS	
Proj No.: 1503A030.A01	
CONCEPTUAL BUILDING ELEVATIONS	
Dwg No.: A-201	

STATEMENT EXPLAINING THE USE

Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.

**TALBOT COUNTY PUBLIC SAFETY COMPLEX
TOWN OF EASTON, TALBOT COUNTY, MARYLAND
DBF #1503A030**

APRIL 23, 2024

STATEMENT EXPLAINING 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.

Talbot County Sheriff's Office and Talbot County Department of Emergency Services (DES) will operate in the existing office building located at 28640 Mary's Court.

The Talbot County Sheriff's Office has 16 employees in the building in the early shift from 7:00AM to 5:00PM from Monday through Friday. The sheriff's office also has five (5) deputies on the road during this shift. The sheriff's office has one more shift per day, which is also a 12-hour shift. Most of the employees have take-home vehicles which results in less vehicles in the parking lot.

The Department of Emergency Services has a Monday through Friday with standard business hours, the shift has 14 personnel on site at a time. DES also has a 24-hour shift with seven (7) personnel. DES has five (5) take-home vehicles and two (2) pool vehicles that remain in the parking lot.

The building occupants will be the staff of the sheriff's office and DES. The building will mostly consist of offices, such as sheriff's, lieutenant's, sergeant's, coordinator's, and assistants' offices. A large conference room is planned for meetings. A public interview room is provided off of the main waiting area. The building will have weapons storage in the armory; which allows for safe storage of weapons.

Department of Emergency Services will have similar offices, such as the chief's, director's, deputy director's, technician's, and other various offices. A large training room is provided, the emergency operations center is in the building, as well as the 911 dispatch.

Traffic is not anticipated to be impacted by this buildings change in use. Much of the sheriff's office has take home vehicles which minimizes parking spaces being used. Much of the vehicles entering and exiting the site are standard cars and SUVs. Mary's Court, Mistletoe Drive, and Glebe Road provide adequate ingress and egress from the site. The proposed Sally Port provides for secure loading and unloading of up to four (4) vehicles.

No special equipment, conditions, or limitations are proposed.

DEED

TRANSFER TO GOVERNMENT

Exempt from Recordation Tax and Transfer Tax under
Annotated Code of Maryland, Tax Property Article,
 Sections 12-108(a) and 13-207(a), respectively, and
 Exempt from Recording Fees under Annotated Code of Maryland,
 Real Property Article, Section 3-603

After Recording Return To:
 MacLeod Law Group, LLC
 110 N. Cross Street
 Chestertown, MD 21620

THIS DEED, made this 18th day of October, 2022, by and between NOVA SIXA LLC, a Maryland limited liability company, Grantor and TALBOT COUNTY, MARYLAND, a political subdivision of the State of Maryland, Grantee.

WITNESSETH, that in consideration of the sum of **Six Million Dollars (\$6,000,000.00)** and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Nova Sixa LLC does hereby grant and convey unto the said Talbot County, Maryland, its successor and/or assigns, in fee simple, all that property lying and being in the County of Talbot, State of Maryland, and more particularly described as follows, that is to say:

ALL that lot or parcel of land situate, lying and being in the Commerce Park in the First Election District of Talbot County, State of Maryland being known and designated as Revised Lot 14 and Lot 14A as shown on the plat entitled "SUBDIVISION PLAT LOT 14, TALBOT COMMERCE PARK IN THE TOWN OF EASTON TALBOT COUNTY, MARYLAND TAX MAP 25, PARCEL 46, LOT 14", dated November 7, 2018, prepared by Lane Engineering, LLC and recorded among the Plat Records of Talbot County, Maryland, in Plat Book No. K.M.D. No. 87, folio 11; reference to the said Plat and the record thereof being made herein for a more complete description by metes and bounds, courses and distances.

SUBJECT, HOWEVER, to the Covenants, Conditions and Restrictions set forth in "TALBOT COMMERCE PARK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", dated April 10, 1998, by Glebe Venture, LLC, Developer, and recorded among the Land Records of Talbot County, Maryland in Liber M.A.S. No. 885, folio 399; and modified by "MODIFICATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", dated July 30, 2003, and recorded among the Land Records of Talbot County, Maryland in Liber M.A.S. No. 1173, folio 667.

BEING the same property conveyed unto Nova Sixa LLC, a Maryland limited liability company from Highland TCP, LLC, a Maryland limited liability company, by Deed dated December 23, 2019, and recorded among the Land Records of Talbot County, Maryland, in Liber K.M.D. No. 2669, folio 56.

SUBJECT to any and all restrictions, covenants and easements of record.

TALBOT COUNTY FINANCE OFFICE
 RECORDATION TAX
 AMT: EXEMPT
 DATE: 11/9/2022
 INITIALS: SPH
 Prop ID: 01-088335, A-199009

**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 11/9/2022

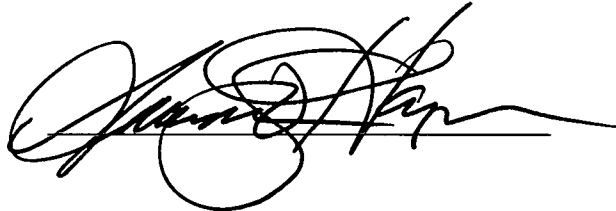
TOGETHER with the buildings and improvements thereupon erected, made or being and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot 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 Talbot County, Maryland, its successors and/or assigns, in fee simple.

AND the said Grantor does hereby covenant that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

WITNESS:

Nova Sixa LLC

 By:  (SEAL)
Steven E. Hershey, Sole Member

STATE OF MARYLAND, COUNTY OF Caroline, to wit:

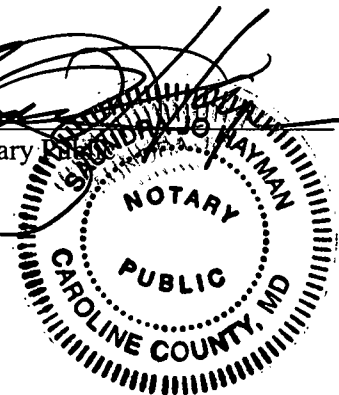
I HEREBY CERTIFY, that on this 18th day of October, 2022 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Steven E. Hershey**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained, as the duly authorized member of **Nova Sixa LLC** (the "Corporation") and that he/she as such authorized member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by him/herself as such authorized member; and he/she also certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the Corporation.

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

My Commission Expires:

4/18/23

Notary Public



I HEREBY CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.


Lance C. Young, Esquire

**MARYLAND
FORM
WH-AR**
**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**
2022

Based on the certification below, Transferor claim 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: Nova Sixa LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

28640 Marys Court, Lot 14, Easton, MD 21601 – Tax Id. #01-088335

Map 25, Parcel 46, Lot 14A, Marys Court, Easton, MD 21601 – Tax Id. #01-199009

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.

3.a. Individual Transferors

Witness

Printed Name:

Date

3.b. Entire Transferors

Witness

Entity Name: Nova Sixa LLC

Printed Name: Steven E. Hershey

Title: Sole Member

Date

10-18-22

** 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.

01/22



Kathleen M. Duvall, 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 (No-Taxes)
Recording Fee 20.00
Name: Nova Sixa
LLC/Talbot County
Maryland
Ref: Government
Instrument Exemption
LR - Deed (No-Taxes)
Surcharge 40.00
=====
SubTotal: 60.00
=====
Total: 60.00
11/09/2022 02:27
CC20-MG
#16768330 CC0205 -
Talbot
County/CC02.05.02 -
Register 02

DOCUMENT VALIDATION
(excluded from page count)

04 Clerk

☐ Baltimore City ☒ County: Talbot

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.
(Type or Print in Black Ink Only-All Copies Must Be Legible)

1	Type(s) of Instruments	☐ Check Box if Addendum Intake Form is Attached.						
		☐ Deed	☐ Mortgage	☐ Other	☐ Other			
		☐ Deed of Trust	☐ Lease					
2	Conveyance Type Check Box	☐ Improved Sale	☐ Unimproved Sale	☐ Multiple Accounts	☐ Not an Arms-Length Sale(9)			
		Arms-Length(1)	Arms-Length(2)	Arms-Length(3)	Length Sale(9)			
3	Tax Exemptions (if Applicable)	Recordation						
		State Transfer						
	Cite or Explain Authority	County Transfer						
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only				
		Purchase Price/Consideration	\$6,000,000.00	Transfer and Recordation Tax Consideration				
		Any New Mortgage	\$0.00	Transfer Tax Consideration				
		Balance of Existing Mortgage	\$	X ()% =	\$			
		Other:	\$	Less Exemption Amount - Total Transfer Tax =				
		Other:	\$	Recordation Tax Consideration X()per \$500 =				
		Full Cash Value	\$	TOTAL DUE				
				\$				
5	Fees	Amount of Fees		Doc 1				
		Recording Charge		\$20.00				
		Surcharge		\$40.00				
		State Recordation Tax		\$				
		State Transfer Tax		\$				
		County Transfer Tax		\$				
		Other		\$				
			Other		\$			
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. Log	
		01	088335/199009	2669/56	25	46	☐ (5)	
		Subdivision Name		Lot (3a)	Block (3b)	SectAR(3c)	Plat Ref.	SqFt/Acreage(4)
				14 and 14A				
		Location/Address of Property Being Conveyed (2)						
		28640 Marys Court, Easton, MD 21601 and LOT 14A Marys Court, Easton, MD 21601						
		Other Property Identifiers (if applicable)						
		Water meter Account						
		Residential ☐ or Non-Residential ☒ Fee Simple ☒ Ground Rent ☐ Amount						
		Partial Conveyance ☐ Yes ☒ No Description/Amt. Of SqFt/Acreage Transferred:						
7	Transferred From	Grantor(s) Name(s)				Doc 2 - Grantor(s) Name(s)		
		Nova Sixa LLC						
		Doc 1 - Owner(s) of Record, if Different from Grantor(s)				Doc 2 - Owner(s) of Record, if Different from Grantor(s)		
8	Transferred To	Doc 1 Grantee(s) Name(s)				Doc 2 - Grantee(s) Name(s)		
		Talbot County, Maryland						
		New Owner's (Grantee) Mailing Address						
		11 N. Washington St., Easton, MD 21601						
9	Other Names to Be Indexed	Doc 1 - Additional Names to be indexed (Optional)				Doc 2 - Additional Names to be indexed (Optional)		
10	Contact/Mail information	Instrument Submitted By or Contact Person				☐ Return to Contact Person		
		MacLeod Law Group, LLC				☐ Hold for Pickup		
		110 N. Cross Street				☒ Return Address Provided		
		Chestertown, MD 21620 Phone- (410) 810-1381						
11	IMPORTANT BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
	Assessment Information	☐ Yes ☒ No Will the property being conveyed be the grantee's principal						
		☐ Yes ☒ No Does transfer include personal property? If yes, identify						
		☐ 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		☐ Whole		☐ Part	
	Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.	
	Year		Geo	Map	Sub	Block		
	Land		Zoning	Grid	Plat	Lot		
	Buildings		Use	Parcel	Section	Doc Od.		
	Total		Town Cd.	Ex. St.	Ex. Cd.			
	REMARKS:							

Assignment of Lease(s), Security Deposit(s) and Rent(s)

THIS ASSIGNMENT OF LEASES AND SECURITY DEPOSITS (this "Assignment") is made this 18th day of October, 2022, by and between **NOVA SIXA, LLC**, a Maryland limited liability company, (collectively, the "Assignor"), and **TALBOT COUNTY, MARYLAND**, a political subdivision of the State of Maryland (the "Assignee").

EXPLANATORY STATEMENT

WHEREAS, the Assignor is the Landlord under two certain leases for space located at 28640 Mary's Court, Easton, Maryland (the "Property"):

- | | |
|--------------|---|
| Lease No. 1: | <p>Real Estate Lease ("Lease 1")</p> <p>Landlord: Nova Sixa, LLC</p> <p>Tenant: The Avon Dixon Agency, LLC</p> <p>Premises: Lot 14, Talbot Commerce Park, 28640 Mary's Court, Easton, First Floor, Maryland 21601</p> <p>Effective: November 3, 2015</p> <p>Monthly Rent: \$18,396.86</p> |
| Lease No. 2: | <p>Real Estate Lease ("Lease 2")</p> <p>Landlord: Nova Sixa, LLC</p> <p>Tenant: Axis Geospatial, LLC</p> <p>Premises: Lot 14, Talbot Commerce Park, 28640 Mary's Court, Second Floor, Easton, Maryland 21601</p> <p>Effective: May 1, 2022</p> <p>Rent: \$8,500.00/month</p> |

WHEREAS, the Assignor and Assignee are parties to a certain Contract of Sale for the Property and pursuant to the Contract of Sale, the Assignor desires by this Assignment to assign, transfer, and convey to the Assignee all of rights, title and interest in and to Lease 1 and Lease 2 and security deposits, if any, being held pursuant to Lease 1 and Lease 2 and the Assignee desires by this Assignment to accept the same.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises contained in the Contract of Sale, the settlement for the sale and purchase of the Property, the covenants and warranties herein, and for other good and valuable consideration, the receipt and adequacy of which are acknowledged by each party, the parties agree as follows:

1. ASSIGNMENT. Effective as of October 18, 2022, (the "Effective Date"), the Assignor hereby conveys, assigns and transfers to the Assignee and the Assignee accepts and assumes from the Assignor all of the Assignor's rights, title and interests in and to Lease 1 and Lease 2 as the Landlord such that from and after the Effective Date the Assignor shall have no rights, title or interest in Lease 1 or Lease 2, security deposits or the Property and the Assignee shall have all of the rights, title and interest in Lease 1 and Lease 2, security deposits and the Property as the Landlord pursuant to said Leases.

COVENANTS AND RESTRICTIONS

2. COVENANTS and REPRESENTATIONS.

2.1. By the Assignor. To induce the Assignee to accept this Assignment, the Assignor hereby covenants, warrants, and represents:

The Assignor is the sole legal and beneficial owner of the Property, security deposits and Lease 1 and Lease 2 being transferred to the Assignee. The Assignor has not sold, transferred, or encumbered any or all of Lease 1 and Lease 2, security deposits or the Property. The Assignor has the full and sufficient right at law and in equity to transfer and assign free and clear of any and all right, title, or interest of any other person whatsoever.

2.2. By the Assignee. The Assignee hereby covenants, warrants, and represents that upon the Effective Date and thereafter, the Assignor shall have no liability for any real or personal property leased by the Assignor.

2.3. By Each Party. Each party represents and warrants to the other that he/she/it has been duly authorized to execute and deliver this Assignment, and to perform the obligations under this Assignment. Each party represents and warrants the understanding that the Security Deposits are required by law to be held in an escrow account, and refunded to the tenant in accordance with the applicable law regarding time, interest due on the deposit and other relevant governing regulations.

2.4 Security Deposits. The security deposit(s), with interest, being transferred at settlement are as follows:

(a) Axis Geospatial, LLC
 DEPOSIT - \$13,357.50
 04/01/2017 – 10/18/2022; 2,027 days = \$1,112.70 interest
TOTAL = \$14,470.20

(b) The amount to be transferred is **\$14,470.20** which represents the security deposit plus interest accrued.

3. INDEMNIFICATION.

3.1. By the Assignor. The Assignor shall defend, indemnify, and hold harmless the Assignee from and against any and all liability, claim of liability, or expense arising out of any default by the Assignor in performing her obligations under the provisions of the Lease, Security Deposit and Property occurring before the Effective Date.

3.2. By the Assignee. The Assignee shall defend, indemnify, and hold harmless the Assignor against and from any and all liability, claim of liability, or expense arising out of any default by the Assignee in performing her obligations under the provisions of the Lease, Security Deposit and Property occurring after the Effective Date.

4. GENERAL

4.1. Effectiveness. This Assignment shall become effective on and only on its execution and delivery by each party.

4.2. Amendment. This Assignment may be amended by and only by an instrument executed and delivered by each party

4.3. Applicable Law. All questions concerning the construction, validity, and interpretation of this Assignment and the performance of the obligations imposed hereby shall be governed by the internal law, not the law of conflicts, of the State of Maryland.

4.4. Assignment. This Assignment shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors, and assigns hereunder. All references herein to the plural shall include the singular and vice versa.

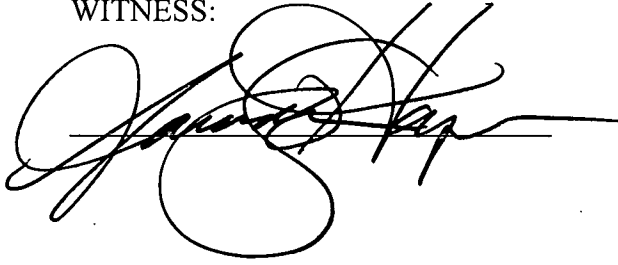
4.5. Severability. No determination by any court, governmental body, or otherwise that any provision of this Assignment or any amendment hereof is invalid or unenforceable in any instance shall affect the validity or enforceability of: (a) any other provision thereof; or (b) that provision in any circumstance not controlled by the determination. Each such provision shall be valid and enforceable to the fullest extent allowed by and shall be construed wherever possible as being consistent with, applicable law.

4.6. Further Assurances. The parties shall cooperate with each other and hereby agree to execute and deliver, or cause to be executed and delivered, all other instruments or papers supplemental, confirmatory, or otherwise; and shall take all other actions, as either party hereto may reasonably request in order to effectuate the provisions hereof.

4.7. Execution. This Assignment may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed to be an original, but all such counterparts shall together constitute one and the same Assignment. Delivery of an executed counterpart of a signature page to this Assignment by facsimile or portable document format ("PDF") shall be as effective as delivery of a manually executed counterpart.

IN WITNESS WHEREOF, each party hereto has executed and sealed this Assignment on the day and year first above written.

WITNESS:



ASSIGNOR:

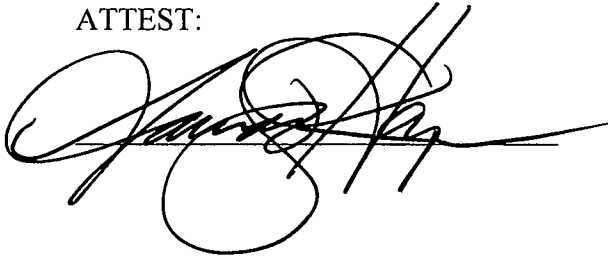
Nova Sixa, LLC

By: Steven E. Hershey, Authorized Member

Date

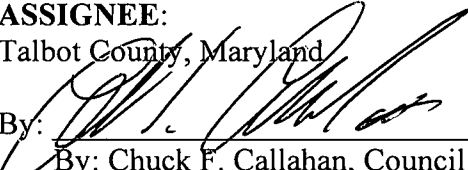
10-18-22

ATTEST:



ASSIGNEE:

Talbot County, Maryland

By:  (SEAL)
By: Chuck F. Callahan, Council President

Date

10-18-22

STATE OF Maryland, COUNTY OF Caroline, to wit:

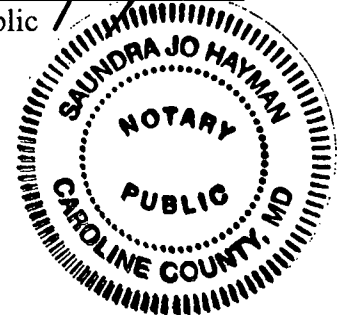
I HEREBY CERTIFY, that on this 18th day of October, 2022, before me, the subscriber, a Notary Public of the State and County aforesaid, personally Steven E. Hershey, an authorized member of Nova Sixa, LLC, known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

My Commission Expires:

4/18/23

Notary Public



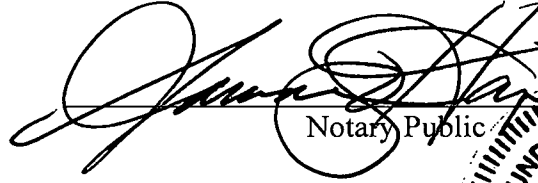
STATE OF Maryland, COUNTY OF Caroline to wit:

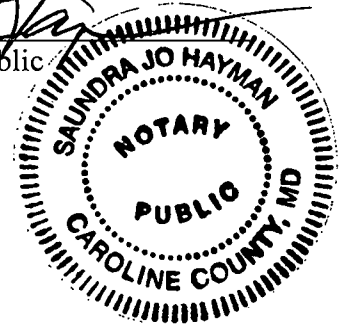
I HEREBY CERTIFY, that on this 18th day of October 2022, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Chuck F. Callahan, Council President of Talbot County Council, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

My Commission Expires:

4/18/23


Notary Public





Kathleen M. Duvall, Clerk
Circuit Court for Talbot County
11 N. Washington St., Suite 16
Easton, Maryland 21601

License and Recording
410-822-2611 Ext. 4

LR - Assignment
Recording Fee 20.00
Name: Nova Sixa
LLC/Talbot County
Maryland
Ref:
LR - Assignment
Surcharge 40.00
=====

SubTotal:	60.00
-----------	-------

=====

Total:	60.00
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11/09/2022 02:30
CC20-HG
#16768388 CC0205 -
Talbot
County/CC02.05.02 -
Register 02

DOCUMENT VALIDATION
(excluded from page count)

"TALBOT COMMERCE PARK"
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

THIS DECLARATION ("Declaration") made this 10th day of
April, 1998 by GLEBE VENTURE, LLC, a Maryland limited
liability company ("Developer").

RECITALS

WHEREAS, Developer is the owner of certain property
and depicted upon a plat entitled "FINAL PLAT FOR TALBOT COMMERCE
PARK IN THE FIRST ELECTION DISTRICT TAX MAP 25 GRID 16 PARCELS 48
& 100 TALBOT COUNTY, MARYLAND", dated September, 1997 as prepared
by Lane Engineering, Inc. and recorded among the Plat Records of
Talbot County, Maryland in Plat Cabinet M.A.S. No. 4, folio 35G
(the "Plat"); and

WHEREAS, Developer's property includes Lots 1 through 19 as
shown on the Plat (the "Lots"); and

WHEREAS, this Declaration shall be applicable to the Lots;
and

WHEREAS, it is the intention and desire of the Developer to
impose upon the Lots mutually beneficial conditions, standards
and covenants (hereinafter referred to as the "Covenants") under
a general plan of development and use of the Lots for the benefit
of the owners thereof.

NOW, THEREFORE, Developer hereby declares that the Lots
shall be, and are hereby, held, conveyed, leased, used, occupied
and improved subject to the Covenants hereinafter set forth all
of which are declared and agreed to be in furtherance of a plan
for the improvement and sale of the Lots and are established for
the purpose of enhancing and preserving the value, appearance and
desirability of the Lots and each of them, as follows:

1. PURPOSE. The purpose of these Covenants is to insure
proper development and use of the Lots, to protect the owners of
each Lot against improper development and use of the Lots which
would depreciate the value thereof and to assure the erection of
attractive improvements at appropriate locations and with
sufficient landscaping to prevent haphazard and inharmonious
development of the Lots.

LIBERO 885 FOLIO 399

IMP FD SURE \$ 2.00
RECORD FEE 75.00
TOTAL 77.00
Rest # TAB2 Rcpt # 25526
MAS 4317 Bk # 845
APR 13, 1998 04:09 PM

WHEELER, THOMPSON, PARKER & COUNTS
P.O. BOX 1209
EASTON, MD 21601

2. TERM. This Declaration, and every provision hereof, shall continue in force and effect for a period of twenty (20) years commencing on the date hereof, and may be extended thereafter in accordance with paragraph 14 hereof.

3. DEFINITIONS. The following terms used in this Declaration shall have the meanings indicated below:

(a) "Approving Agent" - shall mean and refer to Glebe Venture, LLC, its successors and assigns.

(b) "Commerce Park" - shall mean and refer to the property of Developer shown on the Plat.

(c) "Covenants" - shall mean and refer to the terms and conditions set forth in this Declaration.

(d) "Plat" - shall mean and refer to the Plat entitled "FINAL PLAT FOR TALBOT COMMERCE PARK IN THE FIRST ELECTION DISTRICT TAX MAP 25 GRID 16 PARCELS 48 & 100 TALBOT COUNTY, MARYLAND" dated September, 1997 and recorded among the Plat Records of Talbot County in Plat Cabinet M.A.S. No. 4, folio 35G, and any amended plats of Talbot Commerce Park hereafter filed by Developer.

(e) "Developer" - shall mean and refer to Glebe Venture, LLC, its successors and assigns, including any mortgagee who succeeds in interest.

(f) "Owner" - shall mean and refer to the holder of fee simple title to a Lot, as defined herein.

(g) "Lot" - shall mean and refer to each of the subdivided parcels of land numbered and designated as Lots 1 through 19 on the Plat.

(h) "Property" - shall mean all of the land owned by Developer as of the date hereof as shown on the Plat, including, but not limited to, the Lots.

4. ALLOWABLE USE OF LOTS. All Lots, or parts thereof, shall be used and developed only for those purposes as are permitted by the Talbot County Zoning Ordinance, as amended from time to time, or such other zoning ordinance as may, in the future, govern the Lots, and in accordance with all other applicable regulatory requirements and codes.

5. SPECIAL EASEMENTS. Developer shall have, and does hereby reserve to each itself and its designees, an easement and right-of-entry over and upon those portions of the Lots occupied by stormwater management ponds, conduits, drains, culverts, outfalls and easements for the purpose of cleaning, maintaining and repairing such drainage facilities.

6. SPECIAL CONDITIONS FOR LOTS 9 THROUGH 16. The following special conditions apply to Lots 9 through 16:

Except as expressly authorized pursuant to any permits or letters of authorization previously obtained from and issued by the U.S. Army Corps of Engineers and/or Maryland Department of the Environment (or their successors or assigns), neither Developer, nor Owner shall undertake or cause to be undertaken any of the following within or upon the wetland or buffer areas included within Lots 9 through 16, inclusive:

- a. Construct or place buildings, sheds, walkways, roads, signs or other structures on or above the ground with the wetland or buffer areas;
- b. Dump or place trash, soil waste, or other fill material within the wetland or buffer areas, or otherwise use the ground within the wetland or buffer areas for disposal of such materials;
- c. Excavate, dredge, or remove loam, peat, gravel, soil, rock or other material substance within the wetland or buffer areas;
- d. Remove or destroy trees, shrubs or other vegetation, or any other material substance within the wetland or buffer areas in violation of Section 404 of the Clean Water Act and/or the applicable provisions of the Maryland Nontidal Wetlands Protection Act, or
- e. Engage in any activities on the wetland or buffer areas that would violate any governmental regulation concerning drainage, flood control, water conservation, erosion control, soil control, or fish or wildlife habitat preservation.

Alteration of vegetation or other substances within the wetland or buffer as required for routine maintenance of the wetland or buffer areas consistent with state and federal law is permissible.

7. PROHIBITION AGAINST HUNTING. No hunting shall be permitted on the Property.

8. FRONT YARD SETBACKS; EXCEPTION FOR LOT 14. All buildings and structures shall be set back seventy-five feet (75') from any street or road shown on the Plat except that any building or structure located on the southeast side of the Septic Reserve Area as shown on Lot 14 on the Plat shall be fifty feet (50') from Mary's Court.

9. SIGNS. All signs identifying individual businesses on any Lot shall be of the same shape and design as the sign located at the entrance to Talbot Commerce Park so as to give a uniform streetscape. Only one free standing sign shall be permitted on each Lot. Materials for construction, logos and lettering may vary, except that no sign may contain neon or interior lighting. All signs shall be approved by the Architectural Review Committee before being erected on any Lot.

10. ARCHITECTURAL AND AESTHETIC STANDARDS AND CONTROLS. No Lot shall be improved by any building or structure until the plans for such building or structure, including site location, landscaping, screening of storage areas, and signage shall have been approved by the Approving Agent.

The Approving Agent may impose a fee, not to exceed \$200.00 per submittal, to defray the costs of processing and reviewing plans. Any fee imposed shall be paid at time of plan submittal.

Before applying for a building permit and commencing the construction or alteration of any building, enclosure, fence, loading area, parking facility, landscaping or any other structure on or to any Lot, the Owner of any Lot shall first submit plans and specifications and landscape plans to the Approving Agent for its written approval, in the following manner:

A. The Owner of any Lot shall submit to the Approving Agent, for approval, preliminary sketches of its proposed site plan, building elevations (all sides) and landscape plan. The Approving Agent shall review such sketch plans and return the same to the Owner within thirty (30) days of submittal with written comments, or with its approval or disapproval.

B. Thereafter, Owner shall prepare and submit to the Approving Agent final site plans, elevations and landscaping plans. The Approving Agent shall review such plans within thirty (30) days and shall notify Owner in writing of its approval or disapproval of such final plans.

In the event that the Approving Agent fails to approve or disapprove any plans deemed complete within thirty (30) days of submittal, such plans shall be deemed approved.

11. MAINTENANCE REQUIREMENTS, PARKING, REFUSE COLLECTION AND PROHIBITION OF JUNK STORAGE:

A. Each Lot Owner, lessee or occupant shall at all times keep his premises, buildings, improvements and appurtenances in a safe, clean, neat and sanitary condition and shall comply with all laws, ordinances and regulations pertaining to health and safety. All Lots shall be kept in grass until developed. All grass areas shall be mowed at least once a month during growing season. In no event may grass be permitted to grow more than eight inches (8") in height. Each Lot Owner shall provide for the removal of trash and rubbish from his premises. The Lots shall not be used for storage of junk automobiles, any scrap materials or other rubbish.

B. During construction, it shall be the responsibility of each Lot Owner to insure that construction areas are kept free of unsightly accumulations of rubbish and scrap materials, and that construction materials, trailers, shacks and the like are kept in a neat and orderly manner.

C. All parking of vehicles shall be on the Lots and no vehicles shall be parked on any street or road within the Commerce Park, except as is necessary on a temporary basis during construction.

D. All trash collection apparatus such as dumpsters, trash cans and the like shall kept and maintained in a fenced enclosure, screened from view from any street or roads in the Commerce Park.

E. The exterior surfaces of buildings and structures shall be maintained in good condition and repair and painted and repainted as necessary.

12. RULES AND REGULATIONS: Developer reserves the right to promulgate, from time to time, rules and regulations for the approval of any plans, specifications and landscape plans.

13. ENFORCEMENT:

A. The Covenants shall be jointly and severally enforceable by the Developer, the Approving Agent, and its successors and assigns, and by each Lot Owner, and its successors and assigns, provided, however, that only the Developer and/or the Approving Agent, or its assignees, under Paragraph 10 hereof, shall have the right to exercise the discretionary powers herein reserved to the Developer.

B. Violation of any Covenants, or breach of any Covenant or agreement herein contained shall give the Developer and/or the Approving Agent, or its assignees under Paragraph 10, in addition to all other remedies, the right (but not the obligation) to enter upon the land which such violation or breach exists and summarily to abate and remove any structure or correct any condition that may constitute such violation or breach at the expense of the then owner of such land, which expense shall be a lien on such land enforceable in Equity; provided, however, that no such entry shall be made unless the violation or breach has not been remedied and corrected within thirty (30) days after delivery of written notice of such violation or breach from the Developer or its said assignees to the occupant of the premises on which the violation or breach has occurred or in the alternative within thirty (30) days after mailing such notice by certified mail, postage prepaid, to the record Owner of such premises at his or its last known address. Notwithstanding the above set forth provisions of this paragraph, it shall be

understood that any lien obtained pursuant to the provisions hereof shall be subordinate and inferior to the prior lien of bona fide First Mortgages or Deeds of Trust secured by that Lot to the end and intent that any purchaser at a foreclosure of the lien secured by a First Mortgage or Deed of Trust shall take title free of any lien arising pursuant to the provisions of this paragraph; provided, however, said purchaser at foreclosure shall be bound by the provisions of these Covenants and take title subject to them.

In any legal or equitable proceeding for the enforcement or to restrain the violation of this Declaration or any provision hereof, the losing party or parties shall pay the attorney's fees of the prevailing party or parties, in such amount as may be fixed by the Court in such proceedings. All remedies provided herein or at law or in equity shall be cumulative and not exclusive.

Construction and alteration of all Improvements in the Commerce Park shall be performed in accordance and compliance with the requirements of all applicable Building, Zoning and other Codes and Regulations.

14. EXTENTION, TERMINATION AND MODIFICATION: This Declaration, or any provision hereof, or any covenant, condition or standard contained herein, may be terminated after twenty (20) years from the date hereof, or extended, modified, or amended at any time, as to the whole of said Property or any portion thereof, with the written consent of the Owners of three-quarters (3/4) of the Lots subject to these covenants and empowered to vote (excluding mortgagees and the holders of other security devices who are not in possession, lessees and tenants). Each Lot shall be assigned one vote. However, so long as Developer owns at any Lot in the Commerce Park, no such termination, extension, modification or amendment shall be effective without the written approval of Developer. Furthermore, these covenants may be amended unilaterally by Developer, so long as it owns twenty percent (20%) or more of the Lots in the Commerce Park by the recording of an appropriate document in the Land Records of

Talbot County, Maryland, and giving notice of such amendment to the then Owners of Lots. No such termination, extension, modification or amendment shall be effective until a proper instrument in writing has been executed, acknowledged, delivered and recorded in the Land Records of Talbot County, Maryland. No such termination, extension, modification or amendment shall affect any plans, specifications or use theretofore approved by Developer under Paragraph 7 hereof or any improvements theretofore or thereafter made pursuant to such approvals.

15. CONSTRUCTIVE NOTICE AND ACCEPTANCE: Every person who now or hereafter owns or acquires any right, title, interest in or to any portion of said Property is and shall be conclusively deemed to have consented and agreed to every condition, standard and covenant contained herein, whether or not any reference to this Declaration is contained in the instrument by which such person acquired an interest in said Property.

16. BINDING EFFECT. This Declaration and all conditions, standards and covenants set forth herein, shall run with the land and shall be binding upon all persons having or acquiring any right, title or interest in the Lots, and each of them, whether as owner, lienholder or tenant, and shall inure to and be binding upon each successor in interest of the owners, lienholders or tenants thereof.

17. MISCELLANEOUS

A. Nuisance: The result of every action or omission whereby any Covenant herein contained is violated in whole or in part is hereby declared to be and to constitute a nuisance, and every remedy allowed by law or equity against an Owner, either public or private shall be applicable against every such result and may be exercised by Developer, Approving Agent, or by any Owner of Property subject to these Covenants.

B. Inspection: Developer and/or Approving Agent may from time to time at any reasonable hours, enter and inspect any Property subject to these Covenants to ascertain compliance therewith.

C. **Waiver:** Developer reserves the right to waive any requirement or provision of these covenants which Developer, in its sole discretion, deems to be in the best interest of, and necessary for the orderly development of, the Property.

D. **Failure to Enforce Not a Waiver of Rights:** Any waiver or failure to enforce any provision of these Covenants in a particular situation shall not be deemed a waiver or abandonment of such provision as it may apply in any other situation or to the same or a similar situation at any other location in the Commerce Park or of any other provision of these Covenants. The failure of Developer or any Lot Owner to enforce any Covenant herein contained shall in no event be deemed to be a waiver of the right to do so thereafter nor of the right to enforce any other Covenant.

E. **Assignments of Developer's Rights and Duties:** Any and all of the rights, powers and reservations of Developer herein contained may be assigned to any person, corporation or association which will assume the duties of the Developer pertaining to the particular rights, power and reservations assigned, and upon any such person, corporation or association evidencing its consent in writing to accept such assignment and assume such duties as are given to and assumed by the Developer herein. The term "Developer" as used herein includes all such assignees and their heirs, successors and assigns. If at any time Developer ceases to exist and has not made such an assignment, a successor to Developer may be appointed by the written consent of three-quarters (3/4) of the Owners and in the same manner as these Covenants may be terminated, extended, modified or amended hereunder.

The Developer may, from time to time, delegate any or all of its rights, powers, discretion and duties hereunder to such agent or agents as it may nominate. It may also permanently assign any or all of its powers and duties (including discretionary powers and duties), obligations, rights, title, easements and estate reserved to it by this Declaration to any one or more corporations, associations or persons that will accept the same.

Any such assignment shall be in writing recorded among the Land Records of Talbot County and the assignee shall join therein for the purpose of evidencing its acceptance of the same, and such assignee shall thereupon have the same rights, title powers, obligations, discretion and duties as are herein reserved to the Developer, and the Developer shall thereupon be released therefrom.

F. **Rights of Mortgagees:** No breach of the Covenants, contained herein shall defeat or render invalid the lien of any mortgage now or hereafter executed upon the Property subject hereto; provided, however, that if any portion of the Property is sold under a foreclosure of any mortgage or deed of trust or is conveyed to the party so secured in lieu of foreclosure, any purchaser at such sale or any such grantee, and its successors and assigns, shall hold any and all property so purchased or acquired subject to all covenants, conditions and restrictions of this Declaration. The assignment of any right by the Developer shall not be the relinquishment of any other right.

G. **Mutuality, Reciprocity; Runs With Land:** All covenants conditions and agreements contained herein are made for the direct, mutual and reciprocal benefit of each and every Lot and in favor of every other Lot; shall create reciprocal rights and obligations between the respective owners of all Lots and privity of contract and estate between all grantees of said Lots, their heirs, successors and assigns; and shall, as to the Owner of each Lot, his heirs, successors and assigns, operate as covenants running with the land, for the benefit of all other Lots. The Developer reserves the right, however, from time to time hereafter to delineate, plat, grant or reserve within the remainder of the Commerce Park not hereby conveyed such public streets, roads, sidewalks, ways and appurtenances thereto, and such easements for drainage and public utilities, as it may deem necessary or desirable for the development of the Commerce Park (and from time to time to change the location of the same) free and clear of all these restrictions and covenants and to dedicate the same to public use or to grant the same to Talbot County, or

such other municipality having jurisdiction thereover, and/or to appropriate public utilities.

H. **Paragraph Headings:** Paragraph headings, where used herein, are inserted for convenience only and are not intended to be a part of this Declaration or in any way to define, limit or describe the scope and intent of the particular paragraphs to which they refer.

I. **Effect of Invalidation:** If any provision of this Declaration is held to be invalid by any court, the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

J. **Gender:** As herein used, the masculine gender shall include the feminine and neuter and the feminine the masculine and neuter, and the singular shall include the plural and the plural the singular, unless the meaning of the language used herein would be obscured thereby.

IN WITNESS WHEREOF, the hands and seals of the parties hereto the day and year first above written.

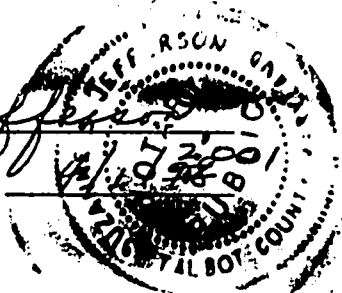
ATTEST: GLEBE VENTURE, LLC

Suzanne Jefferson BY: Ronald E. Gardner (SEAL)
Ronald E. Gardner,
Managing Member

STATE OF MARYLAND, COUNTY OF Talbot, TO WIT:

I HEREBY CERTIFY, that on this 10th day of April, 1998, before me, the subscriber, a Notary Public of the aforesaid State and County, personally appeared RONALD E. GARDNER, known to me (or satisfactorily proven) to be the managing member of Glebe Venture, LLC, whose name is subscribed to the aforesaid Declaration and, being authorized to do so, acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

Suzanne Jefferson
Notary Public
My Commission Expires: 4/29/2001


Parker\Real Estate\Glebe Venture\Document\Declaration\WC\Phap

SPECIAL EXCEPTION FINDINGS OF FACT

Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.

**TALBOT COUNTY PUBLIC SAFETY COMPLEX
TOWN OF EASTON, TALBOT COUNTY, MARYLAND
DBF #1503A030**

APRIL 25, 2024

SPECIAL EXCEPTION FINDINGS OF FACT

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

The proposed use (Fire, Rescue, or Police Station) conforms to the minimum requirements by operating in a clean and quiet manner within the Business Commercial (BC) district. There will be no open storage and outdoor storage areas (dumpsters) will be adequately screened.

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

The proposed use will not adversely affect the health, safety, and general welfare of residents of the area. See the *Statement Explaining How the Use is to be Operated* for additional information regarding the operations of the proposed use.

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;

The proposed use will not interfere with public facilities. Water, sewer, and high speed internet are adequately available at the site. A net increase to public safety may be seen with the presence of law enforcement on the site. Traffic will not be affected negatively with the proposed use.

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

The proposed use will not affect traffic and adequate egress and ingress exist with the existing roads and entrances to the site.

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;

The proposed use will not adversely affect the area or surrounding properties due to smoke, odor,

noise, improper drainage, or inadequate access. No smoke, odors, or noise are anticipated. The proposed use will include a back-up generator for emergency power, however, the generator follows EPA regulations for emissions and noise. Drainage will be conveyed through the stormwater management plans. Access is adequate through the existing entrances.

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

The existing building will receive interior renovations and an addition of a sally port. The sally port will follow the architectural character of the existing building.

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

The proposed use will conform to the provisions of the Easton Comprehensive Plan. The proposed use will serve as a net benefit to the community, not have any detrimental impacts, and conforms to the Comprehensive Plan.



Easton
MARYLAND

Exhibit 'B'

RECEIPT

TOWN OF EASTON

Planning & Zoning Department

P.O. BOX 520

Easton, Maryland 21601

APPLICATION #	DATE
2024 - 1156	5/3/2024
PROJECT ID	
SE 24-04	

TO:

Davis, Bowen & Friedel, Inc
c/o Robert J. Duma, P.E.
106 N. Washington Street, Suite 103
Easton, Maryland 21601

RE: Application 2024 - 1156 / SE 24-04

28640 Mary's Court
Tax Map 0025, Grid 0022, Parcel 0046, Lot 14
Easton, Maryland 21601

Date	Description	Transaction	Amount
04/26/2024	BOZA - SPECIAL EXCEPTION	Check # 5371	700.00
			-
			-
			-
			-
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			-
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

Exhibit 'C'



Sign posted on May 1, 2024

Exhibit 'D'

Date of Hearing: May 21, 2024

3c

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

SUBJECT: SPECIAL EXCEPTION 1156

ELECTION WARD: Ward 1

CRITICAL ACTION DATE: At the pleasure of the Board.

STAFF CONTACTS: Nicholas Johnson - Town Planner - Current
Lynn Thomas – Town Planner – Long Range

APPLICANT: Robert J. Duma, P.E. on behalf of Talbot County
Department of Public Works

PURPOSE: The applicant is seeking a special exception to operate a Fire, Rescue, or Police Stations use within the BC Zoning District. The proposed scope of work includes a tenant fit out as well as the construction of a new sally port.

RECOMMENDATION: Staff supports a Board **approval** of the application with the condition that a parking waiver is obtained from the Planning Commission.

APPLICATION INFORMATION:	
APPLICANT: Talbot County Department of Public Works 215 Bay Street Suite 6 Easton MD, 21601	REPRESENTATIVE: Robert J. Duma, P.E. 106 N Washington Street Suite 103 Easton MD, 21601
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 25, Grid 22, Parcel 46, Lot 14	3.49

ACCEPTANCE DATE: April 25, 2024	LOCATION: 28640 Mary's Court
EXISTING ZONING BC	EXISTING LAND USE: Industrial
HISTORIC DISTRICT: No	FUTURE LAND USE: Industrial

CONTEXT:

Location/Site Access – The subject property is located within the subdivision known as the Talbot Commerce Park and has vehicular access provided off of Mary's Court.

Existing Conditions – The subject property consists of a 24,186 square foot primary structure as well as associated off-street parking, landscape improvements and stormwater management features. There is also a forest conservation area located on the northern portion of the property.

Surrounding Properties –

	Land Use	Zoning District(s)	Future Planned Land Use
South	Industrial	BC	Industrial
North	Industrial	BC	Industrial
West	Industrial	BC	Industrial



Figure 1 Vicinity Map

PROPOSAL: The applicant is proposing to relocate the existing Sheriff's Office and Department of Emergency Services to the existing structure located at 28640 Mary's Court. The applicant is also proposing to construct a new Sally Port on the north-western corner of the existing structure and expand the existing parking area onto lot 14a.

BACKGROUND: This project recently appeared on the agenda of Easton's Staff Development Review (ESDR) on March 6, 2024. One of the Planning and Zoning Department's comments included in the Department's review letter was "Per Chapter 28-201, Table 2.1, Table of

Permitted Uses of the Zoning Code, the Applicant will be required to obtain a Special Exception request from the Board of Zoning Appeals for the use of a Fire, Rescue or Police Stations.” Subsequent to this special exception application, the applicant is also seeking a parking waiver from the Planning Commission at their May 16th meeting.

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 applicant is proposing 138 vehicular parking spaces which is less than the required 195 spaces. The Planning Commission will be hearing a waiver request prior to the Board’s Special Exception hearing on May 16th.

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

Analysis – The surrounding area is mainly industrial in nature and the proposed use should not generate any adverse impacts on health, safety, and general welfare.

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 should have less impact on public facilities than other industrial uses permitted by right on this property. Easton Utilities as well as the Engineering Department have reviewed this application during ESDR and only had minor comments. It is also worth noting that it is actually providing a public facility.

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

Analysis – The proposed use should not create any undue traffic hazards. The existing Sheriff’s office is located directly down the street from this property and will simply be relocating to this vacant building. Adequate egress and ingress are provided via two access points on Mary’s Court.

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 nature of the proposed use is one for which such impacts would not be expected. In addition, the proposed use will be located within an already developed area and should not cause additional smoke, odor, noise, or stormwater runoff. It is important to note that Talbot Commerce Park is not located near any residential land uses and is intended to handle more intense industrial uses.

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

Analysis – The proposed use is compatible with other uses located within the Talbot Commerce Park. The Town of Easton’s Public Works and Engineering Offices are already located within this subdivision as well as other office uses.

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 does not speak directly to the need for County Emergency Services in a specific sense. It does express a desire for local government services to be established within the corporate limits of the Town. This proposal is consistent with that philosophy.

RECOMMENDED CONDITION:

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

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Special Exception 1156 with staff’s recommended condition.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1156 based on the following findings...

OR

3. I move an alternate motion.

Exhibit 'E'

THE STAR DEMOCRAT - ONE TIME - SUNDAY, MAY 5, 2024

NOTICE

Notice is hereby given that Application SE-1156 / SE 24-04 has been filed on behalf of Davis, Bowen & Friedel, Inc. pursuant to Section 28-1303.5.B of the Zoning Ordinance (Ordinance) of the Town of Easton, to obtain a special exception for use 304 in Table 2.1 of Section 28-202 of the Ordinance, to be utilized as a Fire, Rescue, or Police Station. The Talbot County Sheriff's Office, and the Talbot County Department of Emergency Services intend to relocate their offices to a newly improved facility.

The property is located at 28640 Mary's Court, Easton, Maryland, also known as Tax Map 0025, Grid 0022, Parcel 0046, Lots 14 and 14A, and is situated in the BC – Business Commercial zoning district. The property is owned by Talbot County, Maryland. 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, May 21, 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. "SE-1156 - SE 24-04..." was published in the:

The Star Democrat 05/05/24



James F. Normandin
President & Publisher

NOTICE

Notice is hereby given that Application SE-1156 / SE 24-04 has been filed on behalf of Davis, Bowen & Friedel, Inc. pursuant to Section 28-1303.5.B of the Zoning Ordinance (Ordinance) of the Town of Easton, to obtain a special exception for use 304 in Table 2.1 of Section 28-202 of the Ordinance, to be utilized as a Fire, Rescue, or Police Station. The Talbot County Sheriff's Office, and the Talbot County Department of Emergency Services intend to relocate their offices to this newly improved facility. This application (2024 - 1156) is also anticipated to appear on the May 16, 2024 Planning Commission agenda to request a Supplemental Parking Waiver from the required number of parking spaces.

The property is located at 28640 Mary's Court, Easton, Maryland, also known as Tax Map 0025, Grid 0022, Parcel 0046, Lots 14 and 14A, and is situated in the BC – Business Commercial zoning district. The property is owned by Talbot County, Maryland. 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, May 21, 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

3053304 SD

5/5/2024

Exhibit 'F'



TOWN OF EASTON

Planning & Zoning Department

14 South Harrison Street

P.O. Box 520

Easton, Maryland 21601

NOTICE OF APPLICATION SUMMARY

2024-05-21

SE-1156 / SE 24-04

Applicant notified of hearing date: Email: 2024-05-03 – 18 days

Exhibit A: Application – 2024-04-25 – 26 days

Exhibit B: Paid Receipt – 2024-04-25 – 26 days

Exhibit C: Picture of Property Sign Posting – 2024-05-01 – 20 days

Exhibit D: Staff Report – 2024-05-14 – 7 days

Exhibit E: Public Advertisement

Advertisement sent to the Star Democrat: 2024-04-29 – 22 days

Advertisement run in Star Democrat: 2024-05-05 – 16 days

Exhibit F: Notices

Applicant Hearing Letter: 2024-05-03 – 18 days

400' Notices Distributed: 2024-05-06 – 15 days



TOWN OF EASTON

P.O. Box 520
Easton, Maryland 21601

May 3, 2024

Davis, Bowen & Friedel, Inc
% Robert J. Duma, P.E.
106 N. Washington Street, Suite 103
Easton, Maryland 21601

Re: BOZA Application SE-1156 / SE 24-04
28640 Mary's Court
Tax Map 025, Grid 022, Parcel 0046, Lot 14
Easton, Maryland 21601

Mr. Duma,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, May 21, 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

May 6, 2024

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, May 21, 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-1156 / SE 24-04 has been filed on behalf of Davis, Bowen & Friedel, Inc. pursuant to Section 28-1303.5.B of the Zoning Ordinance (Ordinance) of the Town of Easton, to obtain a Special Exception for use 304 in Table 2.1 of Section 28-202 of the Ordinance, to be utilized as a Fire, Rescue, or Police Station. This application (2024 - 1156) is also anticipated to appear on the May 16, 2024 Planning Commission agenda to request a Supplemental Parking Waiver from the required number of parking spaces. The Talbot County Sheriff's Office, and the Talbot County Department of Emergency Services intend to relocate their offices to a newly improved facility.

The property is located at 28640 Mary's Court, Easton, Maryland, also known as Tax Map 0025, Grid 0022, Parcel 0046, Lots 14 and 14A, and is situated in the BC – Business Commercial zoning district. The property is owned by Talbot County, Maryland. 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, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov