



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

Tuesday, August 20, 2024 at 9:00 a.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:
[Town of Easton Agendas and Minutes](http://eastonmd.gov)
 [\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Board Members:

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

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director

Staff:

Lynn B. Thomas, Town Planner - Long Range
Joseph Mayer, Plan Reviewer
Nicholas Johnson, Town Planner - Current
Sharon Van Emburgh, *Esq.* Town Attorney
Aaron Cooper, *Esq.* Legal Associate
Samantha Smith, Administrative Specialist

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

2. Decision Summary Review —

**Vice Chairman Molchan moved to approve the July 16, 2024 Decision Summary.
Board Member Krebeck seconded the motion.**

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

3. Applications —

a. File No.: V - 1243 / V 24 - 05
Applicant: Z.H. Stafford III

Location: 20 S. Aurora Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1572

Zoning: R-7A

Request: The applicant is requesting a Variance from the following section of the Zoning Ordinance Section 28-302.2.C, the minimum front and side setbacks for all uses and structures in the R-7A zoning district; Section 28-302.2.E, the minimum building envelope of sixty (60) feet deep by thirty (30) feet wide; Section 28-302.2.G, the maximum density for multi-family dwelling units per acre; and Section 28-1001.3.A, the minimum number of required off street parking spaces for all uses and structures in the R-7A zoning district.

Background: This application was granted a Certificate of Appropriateness for construction from the Historic District Commission at their May 13, 2024 meeting conditioned upon the use of half-round style gutters. Staff notes that the elevations that were approved by the Historic District Commission differ from the elevations that were submitted as part of the Variance application.

At their June 18, 2024 meeting, the Board of Zoning Appeals (Board) heard a Special Exception request for this application pursuant to use (1) 103.4 in Table 2.1 of Section 28-201 to be utilized as a Stacked Fourplex within the R-7A zoning district; and multiple Variances from the required front and side setbacks (Section 28-302.2(C)), the minimum building envelope (Section 28-302.2(E)), the minimum lot width for a stacked fourplex (Section 28-1007.13(d)), and the minimum number of required off-street parking spaces (Section 28-1001.3.A.3). By the applicant's request, the application was withdrawn without prejudice and with the applicant's right to re-apply and republish.

Staff Presentation:

Nicholas Johnson, Planner
Lynn B. Thomas, Town Planner - Long Range
Sharon Van Emburgh, *Esq.* Town Attorney

Applicant Presentation:

Z.H. "Hoppy" Stafford III

Public Comment — None

Public Comment Written — None

During the Hearing, the applicant amended their application to eliminate one of the proposed duplexes with contingency that the setbacks shall not exceed those presented in *Exhibit B: Variance Application (Site Plan)*.

Chairman Cotter moved to approve the Variance request as amended for the front and side setbacks, and the minimum building envelope width. Board Member Krebeck seconded the motion.

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

Chairman Cotter moved to deny the Variance request from the maximum permitted density, and the minimum number of off-street parking spaces. Board Member Krebeck seconded the motion.

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

b. File No.: V - 1250 / V 24 - 06

Applicant: Talbot 3 LLC

Location: 9 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1527, Lot 9

Zoning: CB

Request: The applicant is requesting a Variance from Section 28-305.2.H of the Town's Zoning Ordinance to exceed the maximum density of sixteen (16) dwelling units per acre for multifamily dwellings. The applicant is seeking to convert a vacant first floor commercial space into one (1) additional dwelling unit.

Staff recommends the following conditions:

1. The applicant shall pay both Town of Easton and Talbot County impact fees prior to the issuance of a Certificate of Occupancy for the dwelling unit.
2. A rental license shall be obtained through the Town's rental license program for the additional dwelling unit.

Staff Presentation:

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

Applicant Presentation:

Thomas Haschen

Public Comment — None

Public Comment Written — None

145 **Chairman Cotter moved to approve the Variance request subject to the following**
146 **conditions:**

- 147
- 148 **1. The applicant shall pay both Town of Easton and Talbot County impact fees**
149 **prior to the issuance of a Certificate of Occupancy for the dwelling unit.**
 - 150 **2. A rental license shall be obtained through the Town's rental license program**
151 **for the additional dwelling unit.**
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153 **Vice Chairman Molchan seconded the motion.**

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155	<u>Vote</u>	<u>3 - 0</u>
156	FOR:	3 - Cotter, Molchan, Krebeck
157	AGAINST:	0
158	ABSTAIN:	0
159	ABSENT:	0

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162 **4. Discussion Item — None**

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165 **5. Adjournment —** Chairman Cotter motioned to adjourn. Vice Chairman Molchan
166 **seconded. The meeting was adjourned at 9:43 a.m.**