



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

Tuesday, February 18, 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, *Esq.* Chairman
Gary Molchan, Vice Chairman
Zakary A. Krebeck

Absent:

Board Members:

Paul Weber, Alternate

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas AICP, Town Planner - Long Range
Joseph Mayer, Plan Reviewer
Nicholas Johnson AICP, 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 to approve the January 21, 2025 Decision Summary.
Chairman Cotter seconded the motion.**

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

3. Applications —

a. **File No.:** SE - 1377 / SE 25 - 02 and V - 1377 / V 25 - 01

Applicant: Alan and Meredith Girard

Location: 311 August Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0174

Zoning: R-7A

Request: The Applicant is requesting a Special Exception pursuant to Section 28-201 of the Zoning Code (*Table 2.1 (1) (101)*) to be utilized as an Accessory Dwelling Unit* in the R-7A zoning district; and a Variance 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 construct a new two-story garage with a second floor accessory dwelling unit within the footprint of a detached garage that was destroyed by a fire in December 2024.

Background: According to Town record, a historic outbuilding was once located directly at the intersection of Locust Street and Powells Alley. In February 2004, the Historic District Commission approved the demolition of this outbuilding, and the construction of a 30' x 24' garage.

Staff recommends the following conditions:

1. The Applicant shall obtain a rental housing license if the new dwelling unit is to be rented.
2. The Applicant shall demonstrate during the building permit review process that one (1) additional off-street parking space is being provided. This parking space must meet the minimum dimensions found in Table 10.1 of the Zoning Ordinance, and be constructed of a material that is dust free and resistant to erosion.
3. The Applicant shall obtain a Certificate of Appropriateness from the Historic District Commission.
4. Construction shall begin within two (2) years after the date the Special Exception is granted.

Staff Presentation:

Nicholas Johnson AICP, Planner
Sharon Van Emburgh, *Esq.* Town Attorney

Applicant Presentation:

Alan and Meredith Girard

Public Comment — None

Public Comment Written:

Wendy D. Faxon and James D. Shemro, 312 Goldsborough Street

Chairman Cotter moved to approve the Variance request as submitted. Vice Chairman Molchan seconded the motion.

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

Chairman Cotter moved to approve the Special Exception request subject to the following conditions:

- 1. The Applicant shall obtain a rental housing license if the new dwelling is to be rented.**
- 2. Prior to the issuance of a building permit, the Applicant shall demonstrate that one (1) additional off-street parking space will be provided. This parking space must meet the minimum dimensions found in Table 10.1 of the Zoning Ordinance, and shall be constructed of a material that is dust free and resistant to erosion.**
- 3. The Applicant shall obtain a Certificate of Appropriateness (COA) from the Town of Easton Historic District Commission.**
- 4. Construction shall begin within two (2) years after the date that the Special Exception is granted.**

Board Member Krebeck seconded the motion.

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

- 4. Discussion Item — None**
- 5. Adjournment —** Chairman Cotter motioned to adjourn. Vice Chairman Molchan seconded. The meeting was adjourned at 9:23 a.m.