



Board of Zoning Appeals MEETING AGENDA

Tuesday, May 20, 2025 - 9:00 AM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Call to Order

2. Approval of Minutes

- a. Approval of the draft decision summary from the April 15, 2025 meeting.

3. Applications

- a. **Application:** SE - 1437 / SE 25 - 03
Applicant: C & C Architecture on behalf of Wallbridge Real Estate Investments LLC
Location: 201 E. Dover Street
Tax Map 0104, Grid 00EA, Parcel 1167
Zoning District: CB
Request: Special Exception request pursuant to Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (1) 103.7 in Table 2.1 of Section 28-201 to be utilized as a Mansion Apartment* in the CB - Central Business zoning district. The applicant is proposing to increase the number of units in the existing building from six to seven by dividing a two-bedroom apartment into two smaller units.
- b. **Application:** SE - 1438/ SE 25 - 04
Applicant: Hair O' the Dog Wine & Spirits
Location: 219 Marlboro Avenue #14
Tax Map 0101, Grid 00EA, Parcel 0265
Zoning District: PUD with a base zoning district of CG
Request: Special Exception request pursuant to Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (2) 250 in Table 2.1 of Section 28-201 to be utilized as a Liquor Store* in the

CG - Commercial General zoning district.

- c. Application:** SE - 1444 / SE 25 - 05
Applicant: JI-MI, LLC
c/o Dr. John V. Louis
Location: 218 Bay Street
Tax Map: 0104, Grid 00EA, Parcel 0606
Zoning District: CB
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 of the Ordinance to be utilized as Short-term Housing in the CB – Central Business zoning district. The Applicant is seeking to utilize the existing residential dwelling as a short-term rental.

4. Discussion Item

5. Adjournment



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

Tuesday, April 15, 2024 at 9:00 a.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

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

Attendance:

Board Members:

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

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

2. Decision Summary Review —

**Board Member Weber moved to approve the February 18, 2025 Decision Summary.
Board Member Krebeck seconded the motion.**

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

3. Applications —

51 a. **File No.:** V - 1410 / V 25 - 02
52 **Applicant:** Lane Engineering LLC
53 % Brittany Wallace
54 **Location:** 29434 Dutchman's Lane, Easton, MD 21601
55 Tax Map 0107, Grid 00EA, Parcel 2778
56 **Zoning:** R-10A
57 **Request:** The Applicant is requesting a Variance from Section 28-
58 1001.7.B.5 of the Town of Easton Zoning Ordinance Section, the maximum
59 number of freestanding signs identifying a subdivision, multifamily or Planned
60 Development (PR, PUD or HC) project. The Applicant is seeking to install two
61 (2) nine (9) square foot freestanding monument signs at the intersection of
62 Dutchman's Lane and a future road known as Four Seasons Boulevard in order to
63 improve signage visibility to eastbound and westbound travelers.
64

65 **Staff Presentation:**
66 Nicholas Johnson AICP, Planner
67 Sharon Van Emburgh, *Esq.* Town Attorney
68

69 **Applicant Presentation:**
70 Brittany Wallace, Lane Engineering LLC
71 Jonathan Contant, Brookfield Holdings Easton LLC
72

73 **Public Comment** — None
74 **Public Comment Written** — None
75

76 **Vice Chairman Molchan moved to approve the Variance request as submitted.**
77 **Board Member Krebeck seconded the motion.**
78

79	<u>Vote</u>	<u>3 - 0</u>
80	FOR:	3 - Molchan, Krebeck, Weber
81	AGAINST:	0
82	ABSTAIN:	0
83	ABSENT:	0
84		

85 b. **File No.:** V - 1421 / V 25 - 03
86 **Applicant:** Beverly Rohman
87 **Location:** 28708 Hope Circle, Easton, MD 21601
88 Tax Map 0116, Grid 0004, Parcel 0282
89 **Zoning:** R-10A with a PUD Overlay
90 **Request:** The applicant is requesting a Variance from the Section 28 -
91 1006.D.1 of the Town of Easton Zoning Ordinance, the maximum permitted
92 height of four (4) feet within a front yard. The proposed fence is 5 ½' with an
93 additional 18" of lattice and a total height of 84" above the surface of the ground
94 at its highest point.
95

96 **Background:** In April of 2005 the Town of Easton issued a permit for the

97 existing non-conforming fence. A review of the 2005 Zoning Ordinance indicates
98 that the same height requirement and corner lot restrictions that are applicable
99 today existed at the time the permit was issued. It is unclear whether a policy once
100 existed within the covenants of the Cookes Hope subdivision for corner lot fences
101 to permit its existing height.
102

103 **Staff Presentation:**

104 Nicholas Johnson AICP, Planner
105 Sharon Van Emburgh, *Esq.* Town Attorney
106

107 **Applicant Presentation:**

108 Beverly Rohman
109

110 **Public Comment** — None
111

112 **Public Comment Written:**

113 Paul Popick, 29753 Emanuel Street
114

115 **Board Member Weber moved to approve the Variance request as submitted. Board**
116 **Member Krebeck seconded the motion.**
117

118	Vote	3 - 0
119	FOR:	3 - Molchan, Krebeck, Weber
120	AGAINST:	0
121	ABSTAIN:	0
122	ABSENT:	0
123		
124		

125 **4. Discussion Item** — None
126

127
128 **5. Adjournment** — Vice Chairman Molchan motioned to adjourn. Board Member Krebeck
129 seconded. The meeting was adjourned at 9:31 a.m.



TOWN OF EASTON
Planning & Zoning Department
14 South Harrison Street
Easton, Maryland 21601

EXHIBIT SUMMARY
for 201 EAST DOVER STREET
SE - 1437 / SE 25 - 03
2025 - 05 - 20

Applicant notified of hearing date: Email: 2025-05-05 – 15 days

Exhibit A: Staff Report: 2025-05-13 – 7 days

Exhibit B: Application

Application: 2025-04-15 – 35 days

Attachment A - B: Special Exception Application SE - 1437

Attachment C: Special Exception Narrative and Findings of Fact

Attachment D: April 10, 2025 Owner Authorization Letter (Wallbridge Real Estate Investments LLC)

Attachment E.1.: Site Plan

Attachment E.2: Parking Exhibit

Attachment F: April 2024 Recorded Deed

Attachment G: SDAT

Proof of Payment: 2025-04-16 – 34 days

Exhibit C: Notices

Applicant Hearing Letter: 2025-05-05 – 15 days

400' Notices Distributed: 2025-05-01 – 19 days

Picture of Property Sign Posting: 2025-05-05 – 15 days

Exhibit D: Public Advertisement

Advertisement sent to the Star Democrat: 2025-04-30 – 20 days

Advertisement run in Star Democrat: 22025-05-03 – 17 days

Star Democrat Proof

Certificate of Publication

3a

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

SUBJECT: SPECIAL EXCEPTION 1437

ELECTION WARD: Ward 4

CRITICAL ACTION DATE: At the pleasure of the Board.

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

APPLICANT: Christian Chute, AIA on behalf of Walbridge Real Estate Investments LLC

PURPOSE: The applicant is seeking a special exception to operate a seven (7) unit mansion apartment within the Central Business (CB) Zoning District.

RECOMMENDATION: Staff supports a Board **approval** of this request with conditions.

APPLICATION INFORMATION:	
APPLICANT: Walbridge Real Estate Investments LLC	REPRESENTATIVE: Christian Chute, AIA c&c Architecture
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 104, Parcel 1167	0.10

ACCEPTANCE DATE: April 16, 2025	LOCATION: 201 E Dover Street
EXISTING ZONING CB	EXISTING LAND USE: Residential
HISTORIC DISTRICT: Yes	FUTURE LAND USE: Commercial

CONTEXT:

Location/Site Access – The subject property is situated at the northeast corner of the intersection of East Dover Street and North Hanson Street. It is zoned Central Business (CB) and is located within the Easton Historic District. Vehicular access is provided via a small off-street parking area accessed from North Hanson Street. Pedestrian access is available along public sidewalks fronting both North Hanson Street and East Dover Street.

Existing Conditions – The property is currently developed with a two-and-a-half-story mansion apartment building containing six residential units. According to the Easton Historic District Survey, the primary structure, totaling approximately 3,600 square feet, was constructed in 1880. The Town does not have documentation identifying when the current mansion apartment use began. However, Rental License applications indicate that the building has contained six dwelling units since at least 2010. On-site off-street parking is limited to a single driveway measuring approximately 25 feet by 12 feet.

Surrounding Properties –

	Land Use	Zoning District(s)	Future Planned Land Use
West	Residential	CB	Commercial
East	Residential	CB	Commercial
North	Residential	CB	Commercial
South	Commercial	CB	Commercial



Figure 1: Vicinity Map

PROPOSAL: The applicant is seeking a special exception to operate a seven (7) unit mansion apartment within the Central Business (CB) Zoning District. The proposed scope of work involves converting an existing one-bedroom unit on the second floor into two units (one one-bedroom and one studio apartment). The proposed (and existing) use is best described as a mansion apartment which his defined as:

a residential housing type that is a small-to-medium-sized structure consisting of five to twelve units stacked on top of each other on consecutive floors, often with a shared entry on the ground floor. - §28-114

Mansion apartments are permitted via special exception within the CB Zoning District and are subject to supplemental standards. In this instance, the only applicable supplemental standard states that a singular mansion apartment on a lot does not need to comply with the density provisions of the underlying zoning district as long as it complies with all other development standards.

One mansion apartment shall be permitted on any legally recorded lot that complies with the development standards applicable to the zoning district, other than the density provisions. Multiple mansion apartments on a single lot may be considered, but must comply with density limits. - §28-1007.1.1.13.g(2)

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 the minimum requirements of the CB Zoning District. There are no proposed changes to the footprint of the building that would affect conformance with the height, setback, building size, or lot coverage requirements of the district. Additionally, no off-street parking is required within the CBD (although the adequacy of parking may be considered). A singular mansion apartment is not required to comply with density provisions as long as it complies with the development standards applicable to the CB Zoning District.

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

Analysis – The proposed use is residential in nature and should not generate any should not generate any adverse effects to the surrounding residents. The internal alterations will be reviewed for conformance with all applicable life safety and building codes through the building permit review process.

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 creates one additional dwelling unit beyond what currently exists. The addition of one additional bedroom, a new kitchen, and two new bathrooms will not have a material impact on the provision of public facilities. Easton Utilities will be a part of the building permit review process for this project and will verify if adequate capacity exists with the current utilities to serve the newly created unit.

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

Analysis – Minimal off-street parking is available on this site. However, no off-street parking is required within the CB Zoning District and the applicant has provided an exhibit depicting a variety of nearby parking options including on-street spaces and public parking lots. Bicycle parking is not required for any of the Middle Housing types. The property is served by a robust public sidewalk network and has existing sidewalks on both of its street frontages.

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. There are no proposed changes to the footprint of the structure that would affect the existing drainage or access.

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. This particular portion of Town contains a variety of residential uses of differing intensities ranging from the Shireton which contains 30 dwelling units to 10 N. Hanson Street which contains 5 dwelling units, and a number of single-family dwelling units.

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 is generally supportive of facilitating adaptive re-use of existing buildings to provide additional housing. This proposal creates a studio apartment which are typically more affordable and serve members of the community who do not need a large multi-bedroom apartment. There are no proposed changes to the structure that would relate to the Comprehensive Plan’s design and performance standards.

RECOMMENDED CONDITION(S):

1. The applicant shall obtain a building permit for the creation of the additional dwelling unit within two (2) years from the date the special exception is granted. Failure to do so will void the special exception.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Special Exception 1437 with staff’s recommended conditions.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1437 based on the following findings...

OR

3. I move an alternate motion.



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	201 E. Dover Street, Easton, MD 21601					
TAX MAP	0104	GRID	00EA	PARCEL	1167	LOT
DEED REFERENCE	LIBER	3108	FOLIO	102-107		
PLAT REFERENCE	LIBER		FOLIO			
EXISTING USE	R-2					
ZONING DISTRICT	CB					

HISTORIC DISTRICT Y N Planned Redevelopment District Y N

OWNER

NAME	Wallbridge Real Estate Investments LLC		
MAILING ADDRESS	25973 Marengo Road, Easton, MD 21601		
TELEPHONE NO.		EMAIL	

APPLICANT OR AGENT

NAME	Christian Chute, AIA		
MAILING ADDRESS	7760 Bloomfield Rd., Easton, MD 21601		
TELEPHONE NO.		EMAIL	

Surveyor / Engineer

NAME	Fink and Whitten		
License Number and Expiration	#21326 MD Exp. 2027-01-08		
MAILING ADDRESS	504 Maryland Ave., Cambridge, MD 21613		
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 .

ATTACHMENT A

SIGNATURE OF APPLICANT OR AGENT		
Date	(04.10.25)	
PRINTED NAME OF APPLICANT OR AGENT	Christian Chute	

For Office Use Only

Project Number	SE 25 - 03	Fee Received	\$700.00
Application Number	SE - 1437	Application Notification	05/05/2025
Filing Date	04/15/2025	Property Posting Date	05/05/2025
BOZA Hearing Date	05/20/2025	Notice(s) Published	05/03/2025
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.	✓	
<ul style="list-style-type: none"> • Property boundaries and dimensions 	✓	
<ul style="list-style-type: none"> • Locations and dimensions of all existing and proposed structures and their locations measured from the nearest property lines 	✓	
<ul style="list-style-type: none"> • Setbacks from property lines 	✓	
<ul style="list-style-type: none"> • Adjoining roads 	✓	
<ul style="list-style-type: none"> • Established easements 		✓
<ul style="list-style-type: none"> • Perennial and intermittent streams 		✓
<ul style="list-style-type: none"> • 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	✓	
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		✓
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

Project Site: 201 East Dover Street
 Easton, MD 21601

Permit #: n/a

Memo Re: Findings of Fact / Narrative regarding Special Exception
 and renovation plans

DATE: (04.09.25)

History:

The three-story dwelling located at 201 East Dover Street is currently being used as an apartment building. There are five apartments on the west side of the building with a common entrance from East Dover Street. There is a sixth apartment on the East side of the building with a separate entrance from East Dover Street. The property is located in the Historic District and zoned Commercial Business (CB). Per Table 2.1, Permissible Uses, the proposed use is Mansion Apartment – a continuation of the existing use of the dwelling as an apartment building. The SDAT information (attachment C) lists the building as Multiple Residence and the owner has made no changes to the use of the building since purchasing the building.

Proposal:

Although the building has been established as an apartment building with multiple residences, the building has not been approved as a Special Exception, Mansion Apartment. The owner would like to 1.) establish the building as permissible Mansion Apartment, concurrent with Town of Easton, Chapter 28 Zoning Code, and 2.) create an additional apartment on the second floor of the west side of the building to create a total of seven (currently six) apartments. The proposal is an interior renovation that will not alter the existing footprint or change the exterior appearance of the building.

Statement of Use:

The building will continue to be used as an apartment building. There will be no increase in square footage to the existing structure. The proposed plan requires changing the current two-bedroom apartment into one, single bedroom apartment and one studio apartment. The future tenant of the proposed studio apartment would most likely have one vehicle that could impact traffic. However, the existing plan includes a second floor, two-bedroom apartment that could require parking for two vehicles. Changing the two-bedroom apartment to a single bedroom apartment and studio apartment creates a net zero result that does not negatively impact current traffic in the area. Per Chapter 28, section 305.2, Off-Street Parking

is not required in the CB Zoning District and parking requirements are reviewed on a case-by-case basis. Per Attachment E.2, there are three public parking lots within an 1/8 mile walking radius. Hanson Street, between Mill Pl. and E. Dover Street, has 14 parking spaces and one ADA parking space. East Dover Street, between S. Harrison Street and N. Aurora Street, has 40 parking spaces and one ADA parking space. Mill Pl., between Hanson Street and N. Thoroughgood Lane, has five parking spaces. Thoroughgood Lane, between Mill Pl. and E. Dover Street, has six parking places. Furthermore, many of the properties on Hanson Street, Thoroughgood Lane and Mill Pl. have private parking to accommodate their owners/tenants. Lastly, the proposed increase in units from six units to seven units is in keeping with the allowable density for the Mansion Apartment use that is six to twelve units.

Special Exception Findings of Fact:

- a. YES, the proposed use conforms in all aspects to minimum requirements of the CB zoning district per the permissible use as Special Exception, Mansion Apartment.
- b. YES, the proposed use is NOT adversely affecting the health, safety, and general welfare of residents in the area. The proposed use is a continuation of the existing use as an apartment building that complies with all building codes and required permits that apply.
- c. YES, 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. Per statement "b" the proposed use is a continuation of the existing use.
- d. YES, the proposed use will NOT create congestion in the streets of undue traffic hazards, and that adequate egress and ingress are provided. Per the Statement of Use above, the proposed renovation will not result in additional occupancy. A two-bedroom apartment will be converted to one single bedroom apartment and one studio apartment.
- e. YES, the proposed use will NOT adversely affect the area and surrounding property due to adverse environmental characteristics including undo smoke, odor, noise, improper drainage, or inadequate access. The proposed renovation will comply with all local building codes, including fire separations, and egress requirements to ensure the health and safety of all occupants.
- f. YES, the proposed use will NOT adversely affect the established character of the area. The property is located in the Historic District and is subject to review by the Historic District Commission to consider any proposed changes to the exterior of the building. As stated in the Proposal above, there will be no change to the existing footprint of the building and no changes to the exterior of the building.
- g. YES, the proposed use will conform with the provisions of the Easton Comprehensive Plan and will continue to adhere to the use of the property as a multiple residence.



Christian Chute, AIA



Project Site: 207 East Dover Street
Easton, MD 21601

Permit #: n/a

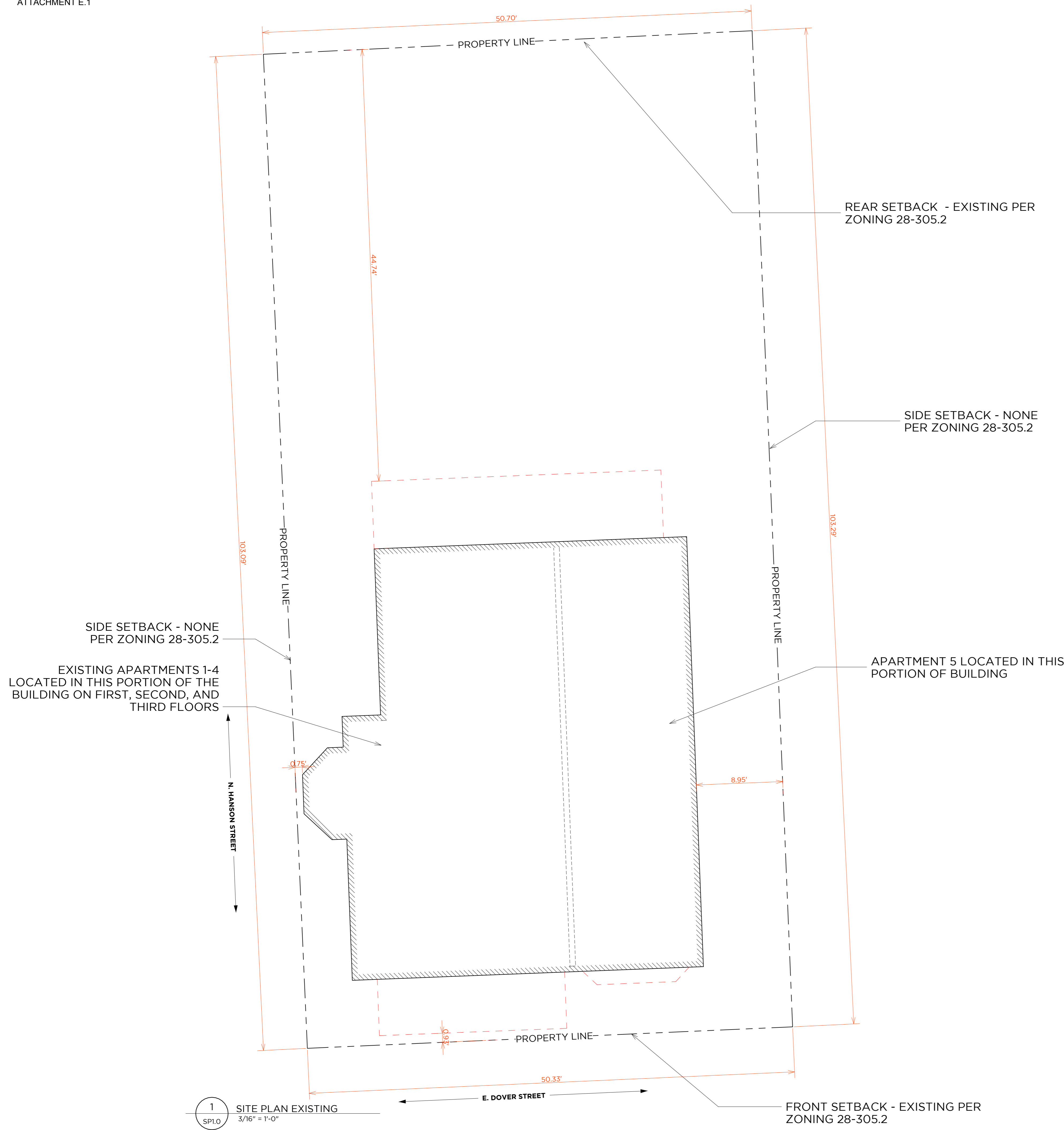
Memo Re: Owner Authorization for Special Exception Application

DATE: (04.09.25)

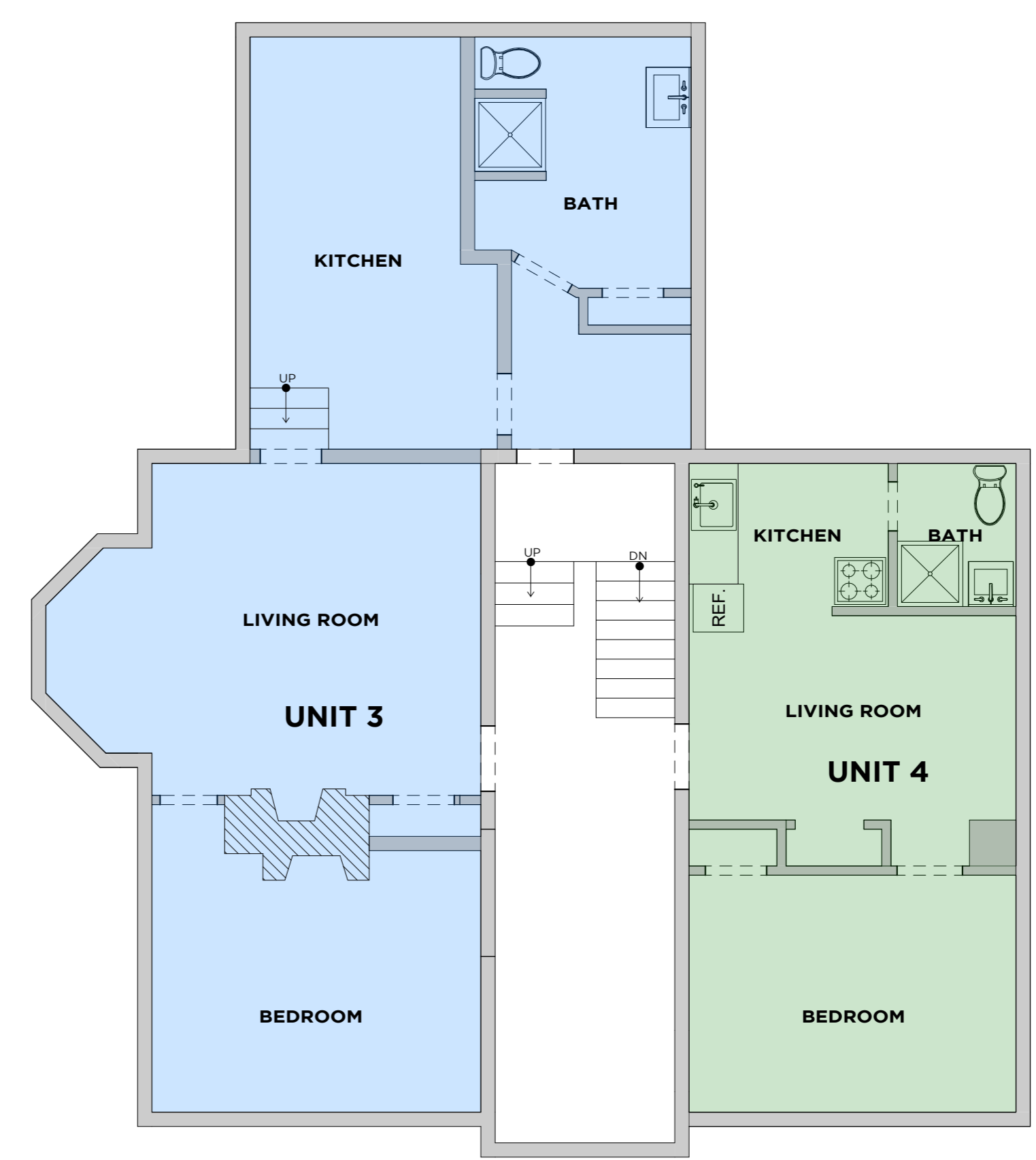
I, Randall Walbridge, authorize Christian Chute to file the Special Exception Application on my behalf for the property at 201 East Dover Street, Easton, MD.

Randall Walbridge 10/04/25
Randall Walbridge (Apr 10, 2025 08:00 EDT)

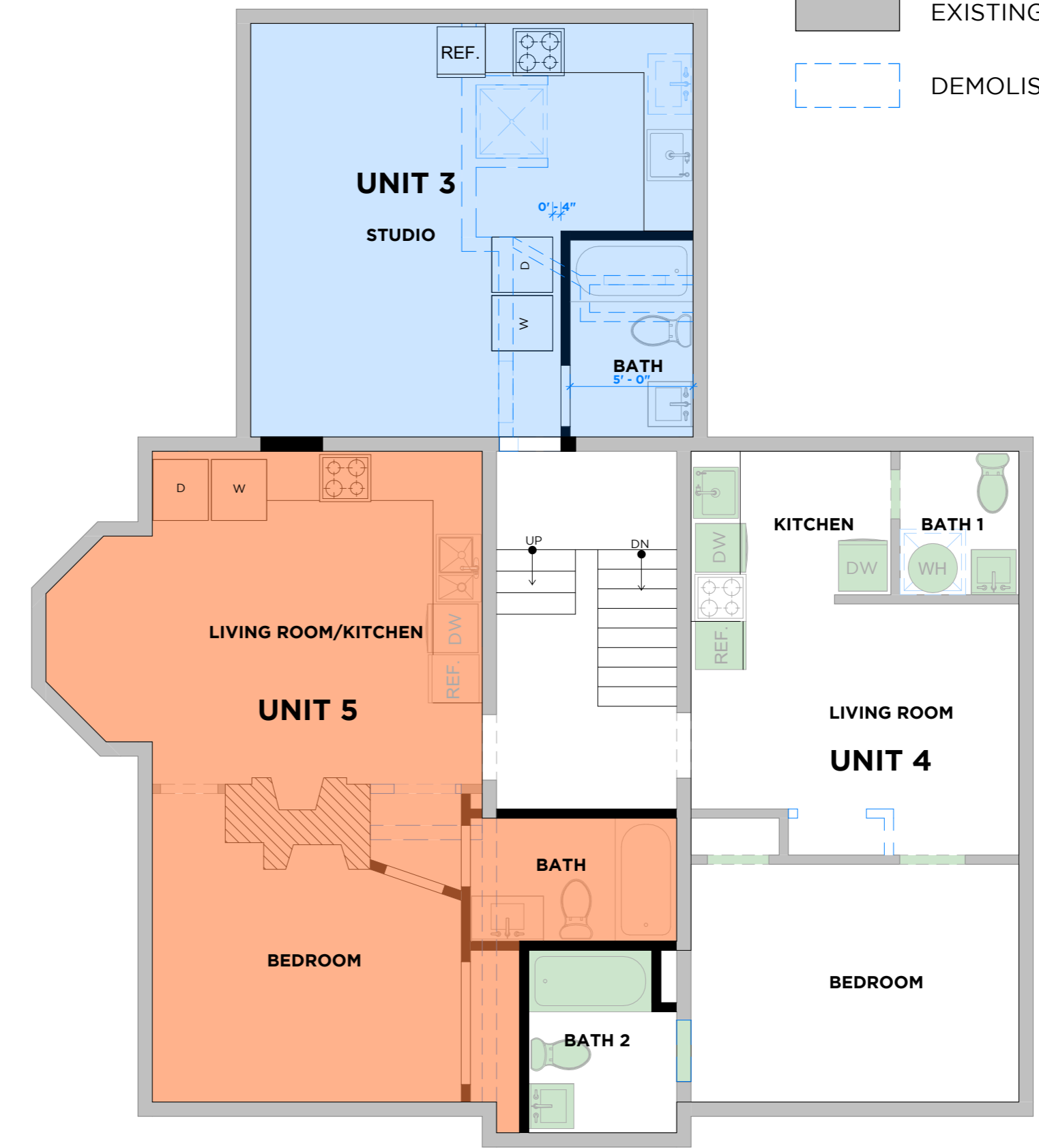
Randall Walbridge



1 SITE PLAN EXISTING
3/16" = 1'-0"

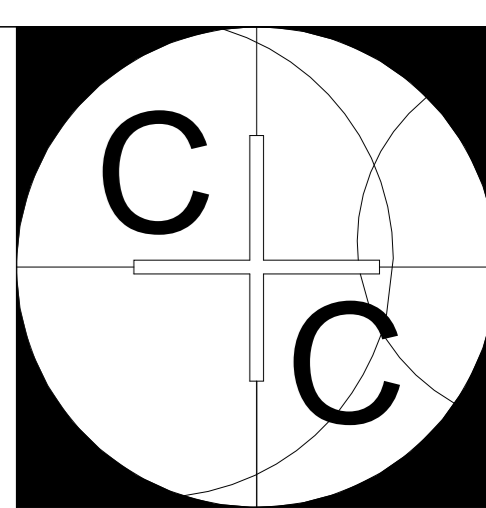


2 SECOND FLOOR PLAN EXISTING
3/16" = 1'-0"



3 SECOND FLOOR PLAN PROPOSED
3/16" = 1'-0"

- LEGEND**
- UNIT 3
 - UNIT 4
 - UNIT 5
 - NEW CONSTRUCTION
 - EXISTING WALLS TO REMAIN
 - DEMOLISH



C + C ARCHITECTURE
7760 BLOOMFIELD ROAD • EASTON, MD 21601
410.253.0022
christian@candcarchitecture.net

Architect's Seal
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SITE PLAN EXISTING
CONSTRUCTION DOCUMENTS

Walbridge Real Estate Investments LLC
201 E. Dover Street
EASTON, MD 21601

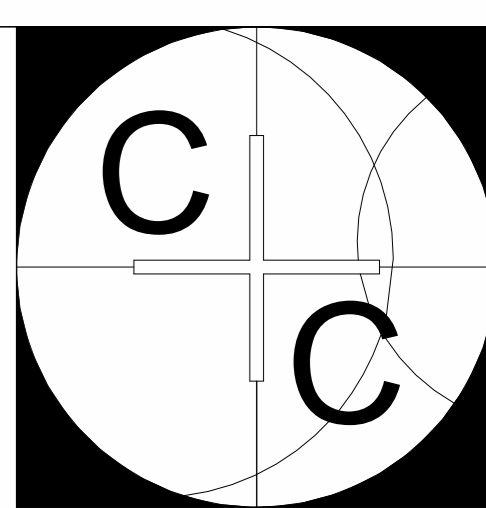
REVISIONS	

Project number 2507
Date (04.10.25)
Drawn by CC
Sheet No. 1 of 2

SP1.0
Scale As indicated



- LEGEND**
- PARKING SPACE
 - ADA PARKING
 - 201 E. DOVER ST.
 - PUBLIC PARKING



C + C ARCHITECTURE
 7760 BLOOMFIELD ROAD • EASTON, MD 21601
 410.253.0022
 christian@candcarchitecture.net

Architect's Seal
 These drawings, design, and construction features disclosed are proprietary to C and C Architecture and shall not be reused in whole or in part without the express permission of C and C Architecture.
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PARKING
 CONSTRUCTION DOCUMENTS

Walbridge Real Estate
 Investments LLC
 201 E. Dover Street
 EASTON, MD 21601

REVISIONS	

Project number	2507
Date	(04.10.25)
Drawn by	CC
Sheet No.	2 of 2

SP1.1
 Scale As indicated

1 PARKING
 SPL1 1" = 40'-0"

VENTURE TITLE COMPANY, LLC
File No. V-12602JAS
Tax ID # 01 001949& 024051

Talbot County Cir Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$4,000.00
TR TAX CTY \$8,000.00
TOTAL \$12,060.00
KMD CV
Apr 10, 2024 02:54 pm

This Deed, made this 5th day of April, 2024, by and between **DAVID LISTON PARKERSON**, also known as **David L. Parkerson** and **LESLIE B. PARKERSON**, GRANTORS, and **WALBRIDGE REAL ESTATE INVESTMENTS LLC**, a Maryland Limited Liability Company, GRANTEE.

Witnesseth –

That in consideration of the sum of Eight Hundred Thousand and 00/100 Dollars (\$800,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, its successors and assigns, in fee simple, all that lot of ground situate in the County of Talbot, State of Maryland and described as follows, that is to say:

Tract 1 (123 S. Hanson Street):

All that lot of ground situate, lying and being on the Southwest corner of Hanson and Talbot Streets, in the Town of Easton, Talbot County, Maryland, and described as follows:

BEGINNING at the said Southwest corner of said Hanson and Talbot Streets and running thence South with the curb on the West side of Hanson Street, sixty-five feet to the lot now or formerly owned by Thomas W. Twilley and wife, thence West with said Twilley lot and parallel with Talbot Street, a distance of one hundred feet, more or less, to the lot now or formerly owned by Bertha P. Hull; thence North with said Hull lot sixty-five feet to Talbot Street and thence East with Talbot Street a distance of one hundred feet, more or less, to the place of beginning.

Being the same property which was conveyed unto David Liston Parkerson from Vivian Polak by Deed dated February 1, 1991 and recorded among the Land Records of Talbot County, Maryland in Liber 699, folio 523.

Tract 2 (201 E. Dover Street):

All that lot, piece or parcel of land and improvements in the Town of Easton, Talbot County, Maryland, known as 201 Dover Street, and more fully described as follows:

BEGINNING for the outbounds thereof at the northeast corner of the intersection of Dover and Hanson Streets; thence (1) with the east side of Hanson Street, North 01 degrees West 105.5 feet to the lot of Doris S. Wright; thence (2) with said Wright lot South 89 degrees East 40 feet to the lot of Richard O. Goldsborough; thence (3) with said



Goldsborough lot in a southerly direction 105.5 feet to the aforesaid Dover Street; thence (4) with same in a westerly direction to the place of beginning, containing whatever the quantity it may.

Being the same property which was conveyed unto David L. Parkerson and Leslie B. Parkerson from Sarah A. Parks by Deed dated January 15, 1996 and recorded among the Land Records of Talbot County, Maryland in Liber 819, folio 707.


Subject to covenants, easements and restrictions of record.


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

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said WALBRIDGE REAL ESTATE INVESTMENTS LLC, a Maryland Limited Liability Company, its successors and assigns, in fee simple.

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

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.




_____(SEAL)
DAVID LISTON PARKERSON, also known as
David L. Parkerson



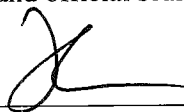

_____(SEAL)
LESLIE B. PARKERSON

STATE OF MARYLAND
COUNTY OF TALBOT

} ss

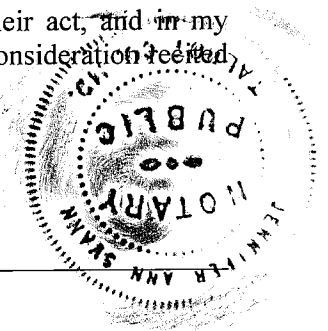
I hereby certify that on this 5th day of April, 2024, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared DAVID LISTON PARKERSON, also known as David L. Parkerson and LESLIE B. PARKERSON, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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



Notary Public
JENNIFER ANN SWANN

My Commission Expires: January 9, 2027



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



Ronald B. Lee, Esquire, Vice-President of
Venture Title Company, LLC

AFTER RECORDING, PLEASE RETURN TO:
VENTURE TITLE COMPANY, LLC
117 BAY STREET, SUITE A
EASTON, MD 21601

MARYLAND
FORM
WH-AR

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

2024

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 LESLIE B. PARKERSON

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

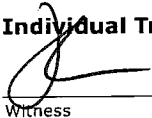
201 EAST DOVER STREET &, 123 SOUTH HANSON STREET, EASTON, MD 21601

3. Reasons for Exemption

- Resident Status** As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.
- Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
- Principal Residence** Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

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

3a. Individual Transferors


Witness

LESLIE B. PARKERSON 4/5/24
Name **Date


Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name **Date

Title

** Form must be dated to be valid.

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

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

MARYLAND
FORM
WH-AR

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

2024

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 DAVID LISTON PARKERSON, also known as David L. Parkerson

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

201 EAST DOVER STREET &, 123 SOUTH HANSON STREET, EASTON, MD 21601

3. Reasons for Exemption

Resident Status

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


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

Principal Residence

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

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

3a. Individual Transferors


Witness

DAVID LISTON PARKERSON

Name

4/5/24

**Date


Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

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

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

State of Maryland Land Instrument Intake Sheet

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)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable) Cite or Explain Authority

4 Consideration and Tax Calculations
Consideration Amount
Finance Office Use Only Transfer and Recordation Tax Consideration

5 Fees
Amount of Fees Doc. 1 Doc. 2
Recording Charge
Surcharge
State Recordation Tax
State Transfer Tax
County Transfer Tax
Other Assign of Rents
Other 2nd Mortgage

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).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)

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
Name: Jennifer Swann
Firm: VENTURE TITLE COMPANY, LLC
Address: 117 BAY STREET, SUITE A
EASTON, MD 21601

11 Assessment Information
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Will the property being conveyed be the grantee's principal residence?
Does transfer include personal property?
Was property surveyed?

Assessment Use Only - Do Not Write Below This Line
Terminal Verification Agricultural Verification Whole Part Tran. Process Verification
Transfer Number Date Received: Deed Reference: Assigned Property No.:

REMARKS:

Space Reserved for County Validation

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 3108, p. 0107, MSA_CE91_3047. Date available 04/17/2024. Printed 04/09/2025.

ATTACHMENT G

Real Property Data Search ()
Search Result for TALBOT COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Number: District - 01 Account Identifier - 001949

Owner Information

Owner Name: WALBRIDGE REAL ESTATE INVESTMENTS LLC
Use: APARTMENTS
Mailing Address: 25973 MARENGO RD
Principal Residence: NO
EASTON MD 21601-
Deed Reference: /03108/ 00102

Location & Structure Information

Premises Address: 201 E DOVER ST
EASTON 21601-0000
Legal Description: LOT 40X105.50
201 N/S DOVER ST
EASTON

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	00EA	1167	11100.21	0000				2025	Plat Ref:

Town: EASTON

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	3,608 SF		4,220 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MULTIPLE RESIDENCE	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2024	07/01/2025
Land:	152,600	152,600		
Improvements	212,400	351,300		
Total:	365,000	503,900	365,000	411,300
Preferential Land:	0	0		

Transfer Information

Seller: PARKERSON DAVID L
Type: ARMS LENGTH MULTIPLE
Date: 04/10/2024
Deed1: /03108/ 00102
Price: \$800,000
Deed2:

Seller: PARKS HENRY W
Type: ARMS LENGTH IMPROVED
Date: 01/16/1996
Deed1: /00819/ 00707
Price: \$170,000
Deed2:

Seller:
Type:
Date:
Deed1:
Price:
Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
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:



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

May 5, 2025

C & C Architecture
% Christian Chute AIA
7760 Bloomfield Road
Easton, Maryland 21601

Re: BOZA Application SE - 1437 / SE 25 - 03
201 E. Dover Street
Tax Map 0104, Grid 00EA, Parcel 1167
Easton, Maryland 21601

Mr. Chute,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on **Tuesday, May 20, 2025 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;

Mr. Christian Chute
May 5, 2025
Page 2

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

CC: Wallbridge Real Estate Investments LLC



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

May 5, 2025

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, May 20, 2025 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 - 1437 / SE 25 - 03 has been filed by C&C Architecture (Applicant), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (1) 103.7 in Table 2.1 of Section 28-201 to be utilized as Mansion Apartment* in the CB – Central Business zoning district. The Applicant is proposing to increase the number of units in the existing building from six (6) to seven (7) by dividing a two-bedroom apartment into two (2) smaller units. The property is located at 201 East Dover Street, Easton, Maryland, also known as Tax Map 0104, Grid 00EA, Parcel 1167, and is situated in the CB – Central Business zoning district. The property is owned by Wallbridge Real Estate Investments 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

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



Subject property posting pursuant to Section 28-901.2.H.2 of the Town of Easton Zoning Code - May 5, 2025.

NOTICE

Notice is hereby given that Application SE-1437 / SE 25-03 has been filed by C&C Architecture (Applicant), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (1) 103.7 in Table 2.1 of Section 28-201 to be utilized as Mansion Apartment* in the CB – Central Business zoning district. The Applicant is proposing to increase the number of units in the existing building from six (6) to seven (7) by dividing a two-bedroom apartment into two (2) smaller units. The property is located at 201 East Dover Street, Easton, Maryland, also known as Tax Map 0104, Grid 00EA, Parcel 1167, and is situated in the CB – Central Business zoning district. The property is owned by Wallbridge Real Estate Investments 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 20, 2025 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.

TOWN OF EASTON BOARD OF ZONING APPEALS

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


29088 Airpark Drive
Easton, MD 21601

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND
COUNTY OF: Talbot County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "Application SE-1437 TOE..." was published in the:

The Star Democrat 05/03/25


James F. Normandin
President & Publisher

NOTICE

Notice is hereby given that Application SE-1437 / SE 25-03 has been filed by C&C Architecture (Applicant), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (1) 103.7 in Table 2.1 of Section 28-201 to be utilized as Mansion Apartment* in the CB – Central Business zoning district. The Applicant is proposing to increase the number of units in the existing building from six (6) to seven (7) by dividing a two-bedroom apartment into two (2) smaller units. The property is located at 201 East Dover Street, Easton, Maryland, also known as Tax Map 0104, Grid 00EA, Parcel 1167, and is situated in the CB – Central Business zoning district. The property is owned by Wallbridge Real Estate Investments LLC.

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TOWN OF EASTON BOARD OF ZONING APPEALS

3079659 SD 5/3/2025



TOWN OF EASTON
Planning & Zoning Department
14 South Harrison Street
Easton, Maryland 21601

EXHIBIT SUMMARY
for 219 MARLBORO AVENUE STE 14
SE - 1438 / SE 25 - 04
2025 - 05 - 20

Applicant notified of hearing date: Email: 2025-05-05 – 15 days

Exhibit A: Staff Report: 2025-05-13 – 7 days

Exhibit B: Application

Application: 2025-04-17 – 33 days

Special Exception Application SE - 1438

Special Exception Narrative and Findings of Fact

April 4, 2025 Owner Authorization Letter (Aston Properties, Inc.)

Site Exhibit

October 2021 Recorded Deed

October 2021 Abstract of Amended and Restated Joint Development and Operating Agreement

Proof of Payment: 2025-04-23 – 27 days

Exhibit C: Notices

Applicant Hearing Letter: 2025-05-05 – 15 days

400' Notices Distributed: 2025-05-01 – 19 days

Picture of Property Sign Posting: 2025-05-05 – 15 days

Exhibit D: Public Advertisement

Advertisement sent to the Star Democrat: 2025-04-30 – 20 days

Advertisement run in Star Democrat: 22025-05-03 – 17 days

Star Democrat Proof

Certificate of Publication

3b

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

SUBJECT: SPECIAL EXCEPTION 1438

ELECTION WARD: Ward 1

CRITICAL ACTION DATE: At the pleasure of the Board.

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

APPLICANT: Joseph Petro

PURPOSE: The applicant is seeking a special exception to operate a liquor store within the Commercial General (CG) Zoning District.

RECOMMENDATION: Staff supports a Board **approval** of this request with one condition.

APPLICATION INFORMATION:	
APPLICANT: Joseph Petro 219 Marlboro Avenue Unit 52A Easton MD, 21601	REPRESENTATIVE: N/A
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 101, Parcel 265, Lot 3	12.61

ACCEPTANCE DATE: April 25, 2025	LOCATION: 219 Marlboro Avenue Suite 14
EXISTING ZONING CG PUD ¹	EXISTING LAND USE: Commercial
HISTORIC DISTRICT: No	FUTURE LAND USE: Commercial

CONTEXT:

Location/Site Access – The subject property is located at the intersection of Marlboro Avenue and the Easton Parkway. The shopping center as a whole, consists of multiple parcels each accessed by an internal circulation system. The main vehicular access points to the shopping center are located on Marlboro Avenue, Glebe Road, and the Ashby Commons subdivision.

Existing Conditions – The subject property is best described as a shopping center made up of a large strip-style shopping center spanning multiple parcels, five commercial outbuildings, and a major retail structure. The property on which this proposed use is located contains approximately 377 vehicular parking spaces (this count does not include nearby parking on lot 1) serving 108,000 square feet of commercial floor area. There is a large stormwater pond located in the south west corner of the property.

Surrounding Properties –

	Land Use	Zoning District(s)	Future Planned Land Use
South	Commercial	CG, PUD	Commercial
North	Commercial	CG, PUD	Commercial
East	Residential	R7A, PUD	Residential
West	Commercial	CG, PUD	Commercial

¹ This shopping center was originally approved via SE-343 in 1989. The Zoning Ordinance was later updated to state “shopping centers which were previously approved a special exception... shall be treated as approved PUD Districts.

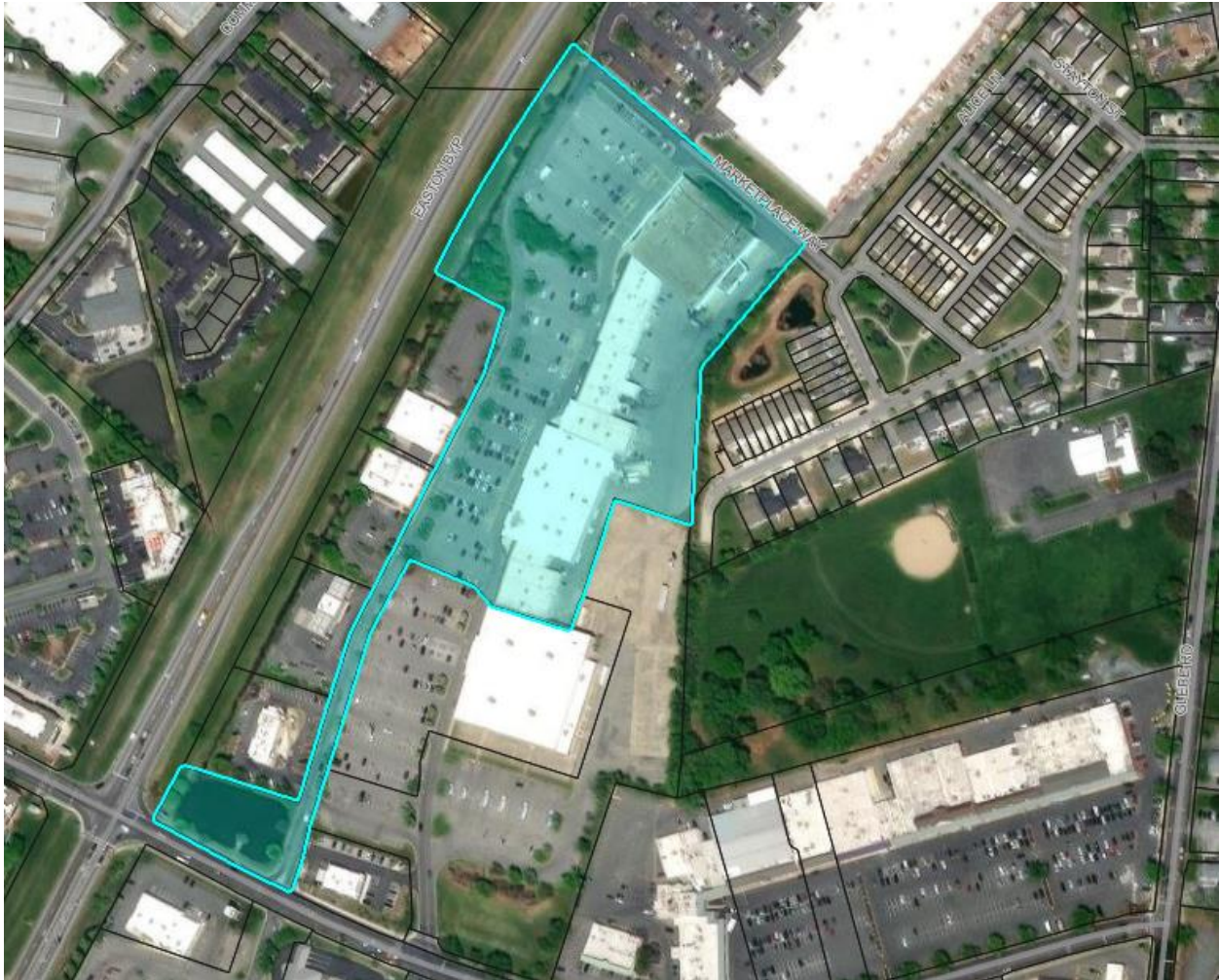


Figure 1: Vicinity Map

PROPOSAL: The applicant is proposing to operate a liquor store within the CG Zoning District. As a shopping center approved by special exception, this property is also treated as a PUD. The scope of work involves interior alterations to a vacant unit within the portion of the shopping center located on lot 3 and the installation of a new wall sign.

POLICY ANALYSIS (SPECIAL EXCEPTION)

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

Analysis – There are no proposed changes to the building’s footprint or exterior alterations that would affect the use’s conformance with minimum requirements of the CG Zoning District. No alterations are being proposed that would constitute an amendment to the PUD.

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

Analysis – A liquor store currently exists within this shopping center and has had no documented adverse impacts on the health, safety, and general welfare of residents of the area. The proposed liquor store will operate in a similar fashion to other commercial and retail uses that would be permitted by right within this space.

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 will not create an additional demand on public facilities beyond which would be associated with other commercial 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 three different access points and a system of internal roads provides for movement within the shopping center. 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 will not create any smoke, odor, or noise beyond what is typically associated with commercial uses found in shopping centers. There are no changes in building footprint proposed that would affect drainage or access.

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

Analysis – The proposed use is residential in commercial which is in keeping with the established character of the area. There is currently a liquor store operating on lot 7 within this shopping center.

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 proposed use is commercial in nature which is consistent with the Comprehensive Plan’s future land use map. There are no proposed changes to the structure that would relate to the Comprehensive Plan’s design and performance standards.

RECOMMENDED CONDITION(S):

1. The applicant shall obtain a certificate of occupancy within two (2) years from the date the special exception is granted. Failure to do so will void the special exception.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Special Exception 1438 with staff’s recommended condition.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1438 based on the following findings...

OR

3. I move an alternate motion.



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

RECEIVED
 APR 17 2025
 TOWN OF EASTON

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

VARIANCE APPEAL SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	219 Marlboro Avenue Shop # 14				
TAX MAP	0101	GRID		PARCEL	0205
DEED REFERENCE	LIBER	2911	FOLIO	296	
PLAT REFERENCE	LIBER		FOLIO		
EXISTING USE	VACANT				
ZONING DISTRICT					

HISTORIC DISTRICT Y N Planned Redevelopment District Y N

OWNER

NAME	ARIC EASTON MD LLC	
MAILING ADDRESS	2825 South Blvd Suite 300 Charlotte, N.C. 28209	
TELEPHONE NO.	EMAIL	

APPLICANT OR AGENT

NAME	Joseph PETRO	
MAILING ADDRESS	219 Marlboro Ave Unit 52A Easton, MD 21601	
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	[Signature]	
Date	4/15/25	
PRINTED NAME OF APPLICANT OR AGENT	Joseph Petro	

For Office Use Only

Project Number	SE 25 - 04	Fee Received	\$700.00
Application Number	SE - 1438	Application Notification	04/28/2025
Filing Date	04/17/2025	Property Posting Date	04/28/2025
BOZA Hearing Date	05/20/2025	Notice(s) Published	04/26/2025
If ESDR, Date	-		

Revised 11-2023

Town of Easton
Board of Zoning Appeals
Special Exception Application

Three Ravens Investments, LLC DBA Hair O' The Dog Wine & Spirits

- Three Ravens Investments, DBA Hair O' The Dog Wine & Spirits (applicant) is seeking a special exception to operate a retail wine & spirit store at the proposed location. Hair O' The Dog is currently, and has been operating a retail wine & spirit store in the same shopping center since June 2007.
- Building Plans are attached to this application
- As mentioned above the proposed space will be used to operate a retail wine & spirit store. The store will be open 7 days a week with the following hours of operation
 - Sunday – 10am to 6pm
 - Monday & Tuesday – 9am to 8pm
 - Wednesday-Saturday – 9am to 9pm

Hair O' The Dog currently has 6 employees and has 1-3 employees working at any given time depending on time of year, etc. Since the proposed space is within an existing operating strip shopping center we anticipate no adverse impact on traffic and there is ample parking for the spot. No special equipment will be used.

- Letter of authorization from property owner is attached
- A copy of the deed conveying present ownership is attached
- A copy of any covenants is attached

Town of Easton

Board of Zoning Appeals

Special Exception Application

Three Ravens Investments, LLC DBA Hair O' The Dog Wine & Spirits

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 conforms in all aspects to minimum requirements of the district as our existing store has operated within the same shopping center, within the same district, for 18 years.

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

The proposed use is not adversely affecting the health, safety, and general welfare of residents of the area as our existing store of 18 years has been within the same shopping center and has had no adverse effects on the 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

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 as our existing store operated within the same shopping center for 18 years

- 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 create congestion in the streets or undue traffic hazards and that adequate egress and ingress are provided as our existing store has operated in the same shopping center for 18 years

Town of Easton

Board of Zoning Appeals

Special Exception Application

Three Ravens Investments, LLC DBA Hair O' The Dog Wine & Spirits

Special Exception Findings of Fact

Page 2

- 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

As a retail store 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. We have operated in the same shopping center for 18 years with no violations

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

The proposed use will not adversely affect the established character of the area as our existing store has operated in the same shopping center for 18 years and has been a positive influence in the community through our very extensive involvement with local non-profits.

- 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 be within the same shopping center that our existing store has operated in for 18 years. As such we will be in conformity with the provisions of Easton's comprehensive plan.



April 4, 2025

Mr. Joe Petro

Hair O' The Dog Wine & Spirits

219 Marlboro Ave

Easton, MD 21601

Re: Lease Easton Marketplace

To Whom It May Concern:

Let this letter serve as acknowledgement that ARIC-Easton MD, LLC ("Landlord") is in agreement with the relocation of the above reference business within the shopping center.

Please feel free to contact me directly at 704.319.4937 should you have any questions.

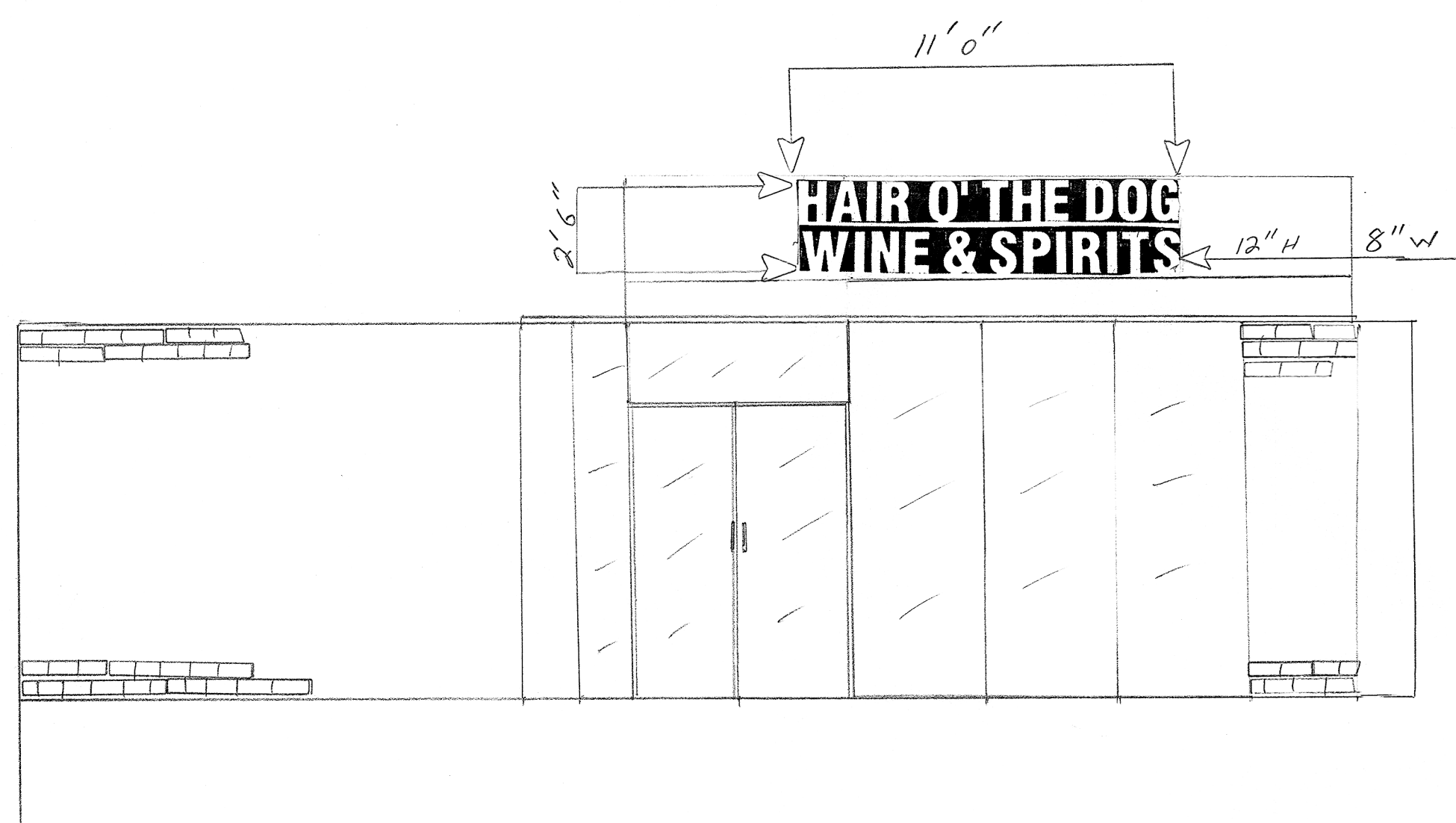
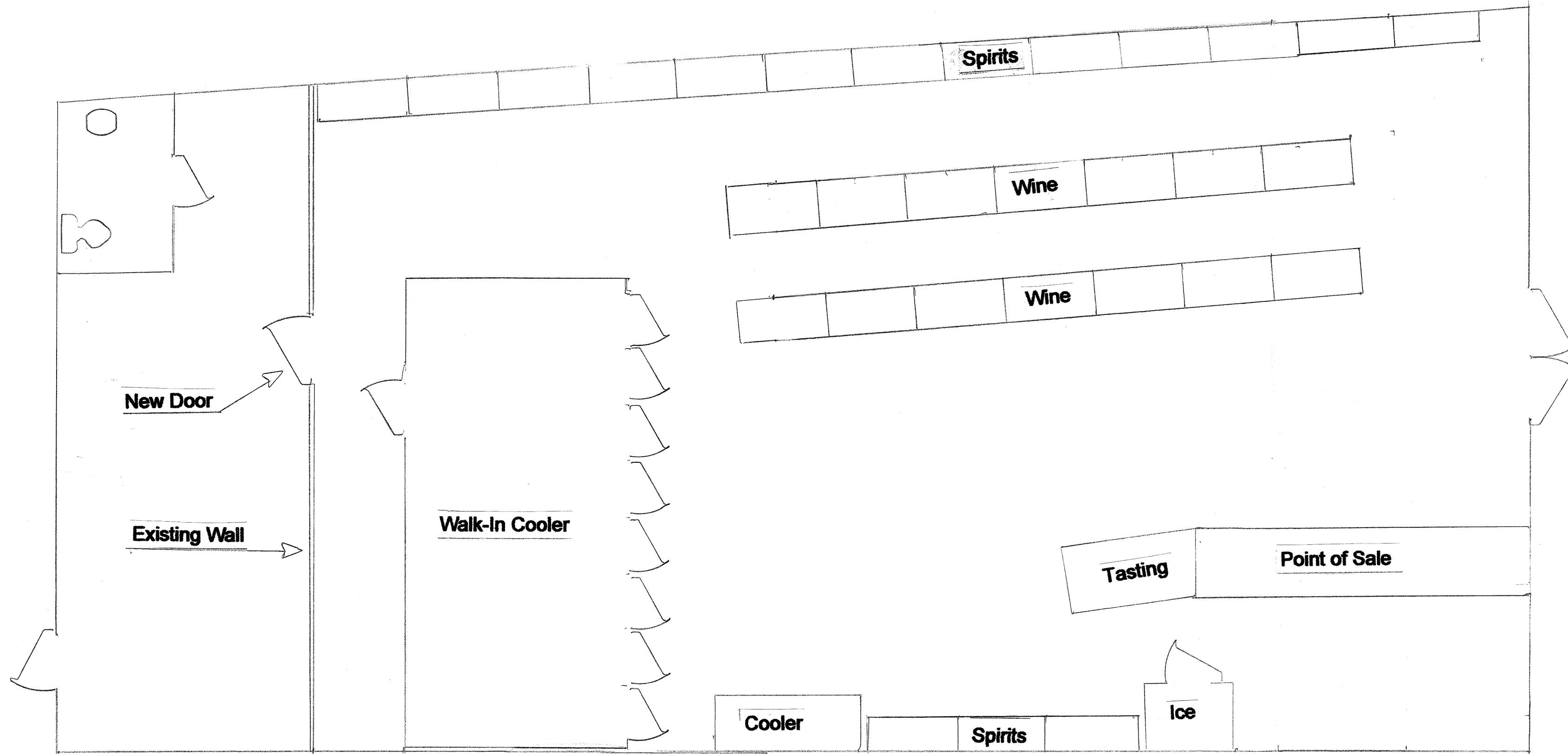
Sincerely,

ASTON PROPERTIES, INC.

A handwritten signature in blue ink, appearing to read 'Lauren A. Hansen'.

Lauren A. Hansen

Vice President



- | Construction Notes | |
|--------------------|---|
| 1. | Install new 36" prehung hollow core door in existing wall |
| 2. | Install new exit sign over new door |
| 3. | Install new laminate flooring throughout retail space |
| 4. | Replace missing drywall (6 12' Sheets) |
| 5. | Replace missing ceiling tiles (175) |
| 6. | Relocate current logo sign to building exterior as shown |

Applicant	Joe Petro
	Hair O' The Dog Wine & Spirits
	219 Marlboro Ave
	Suite A
	Easton, MD 21601
	410-490-8491
Title	Floor Plan
Site	219 Marlboro Ave
	Suite 14
	Easton, MD 21601
Scale	Date
$1/4" = 1'$	3/10/2025

Certification is made that all taxes due on the property indicated in this deed have been paid.
Finance Office of Talbot County
Clay B. Stamp Fin. Officer
CL 10/29/2021

Talbot County Cir Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$104,862.50
TR TAX CTY \$209,725.00
TOTAL \$314,647.50
KMD NAH
Oct 29, 2021 03:24 pm

SPECIAL WARRANTY DEED

Talbot County Finance Office
Recordation Tax \$251,670.00
PK 10/29/2021
Prop ID: 01-077805

1st ELECTION DISTRICT

THIS SPECIAL WARRANTY DEED, made this 25th day of October, 2021, by and between **RP EASTON MARKETPLACE MD, LLC**, a Maryland limited liability company, party of the first part (hereinafter referred to as "Grantor"), and **ARIC EASTON MD, LLC**, party of the second part (hereinafter referred to as "Grantee").

The Grantor, in consideration of the sum of \$20,972,500.00, does hereby grant, convey and assign unto Grantee, its successors and assigns, in fee simple, all that lot of ground and improvements situate, lying and being in Talbot County, Maryland, and described as follows, that is to say:

**LOT 3
TAX ID NO: 01-077805**

ALL THAT LOT OF GROUND SITUATE IN THE TOWN OF EASTON, TALBOT COUNTY, STATE OF MARYLAND, AND MORE PARTICULARLY DESCRIBED AS LOT 3 ON THE PLAT ENTITLED "PLAT SHOWING REVISION OF LOT LINES BETWEEN LOTS 7, 8, & 3 EASTON MARKETPLACE" DATED MARCH 27, 2002 AND PREPARED BY LANE ENGINEERING, INC. WHICH PLAT WAS RECORDED ON MARCH 27, 2002 IN THE PLAT RECORDS OF TALBOT COUNTY IN PLAT BOOK MAS 81, PAGE 125.

SAVING AND EXCEPTING SO MUCH OF THE PROPERTY CONTAINED IN DEED FROM EASTON MARKETPLACE LLC, UNTO TOWN OF EASTON DATED 04/30/2012 AND RECORDED 06/26/2012 AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1996, FOLIO 277.

For information purposes only: The improvements thereon being known as 219 Marlboro Avenue

**LOT 7
TAX ID NO: 01-083376**

ALL THAT LOT OF GROUND SITUATE IN THE TOWN OF EASTON, TALBOT COUNTY, STATE OF MARYLAND, AND MORE PARTICULARLY DESCRIBED LOT 7 ON THE PLAT ENTITLED "PLAT SHOWING REVISION OF LOT LINES BETWEEN LOTS 7, 8, & 3 EASTON MARKETPLACE" DATED MARCH 27, 2002 AND PREPARED BY LANE ENGINEERING, INC. WHICH PLAT WAS RECORDED ON MARCH 27, 2002 IN THE PLAT RECORDS OF TALBOT COUNTY IN PLAT BOOK MAS 81, PAGE 125.

For information purposes only: The improvements thereon being known as 219C Marlboro Avenue

LOT 8
TAX ID NO: 01-083384

ALL THAT LOT OF GROUND SITUATE IN THE TOWN OF EASTON, TALBOT COUNTY, STATE OF MARYLAND, AND MORE PARTICULARLY DESCRIBED LOT 8 ON THE PLAT ENTITLED "PLAT SHOWING REVISION OF LOT LINES BETWEEN LOTS 7, 8, & 3 EASTON MARKETPLACE" DATED MARCH 27, 2002 AND PREPARED BY LANE ENGINEERING, INC. WHICH PLAT WAS RECORDED ON MARCH 27, 2002 IN THE PLAT RECORDS OF TALBOT COUNTY IN PLAT BOOK MAS 81, PAGE 125.

For information purposes only: The improvements thereon being known as 219D Marlboro Avenue

BEING the same property which by (i) Special Warranty Deed dated February 19, 2019, recorded among the Land Records for Talbot County, Maryland in Liber 2598, Folio 12 was granted by Mears Properties LLC to RP Easton Marketplace MD, LLC, the Grantor herein and (ii) Special Warranty Deed dated February 19, 2019, recorded among the Land Records for Talbot County, Maryland in Liber 2598, Folio 24 was granted by Easton Marketplace LLC to RP Easton Marketplace MD, LLC, the Grantor herein.

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

SUBJECT TO those easements, covenants, conditions, restrictions and other matters of record as set forth on Exhibit A.

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 Grantee, its successors and assigns, forever in fee simple.

AND, Grantor hereby covenants 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 conveyed, and that it will execute such further assurances of the same as may be requisite.

[signature page follows]

WITNESS, the hand and seal of the Grantor the day and year first above written.

WITNESS/ATTEST:

RP EASTON MARKETPLACE MD, LLC

[Signature]

By: RISE PARTNERS, LLC, its Manager

By: [Signature]

Name Printed: Geoffrey W. Smith

Title: Secretary

STATE OF TENNESSEE

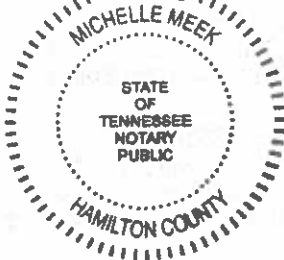
) to wit:

CITY/COUNTY OF HAMILTON

I HEREBY CERTIFY that on the 26th day of October, 2021, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Geoffrey W. Smith, who acknowledged himself to be the Secretary of Rise Partners, LLC, the Manager of RP EASTON MARKETPLACE MD, LLC, being authorized to do so, certified under the penalties of perjury that the facts recited herein are true and that he/she executed the foregoing Agreement for the purposes contained in the document, by signing the name of RISE PARTNERS, LLC as the Manager of RP EASTON MARKETPLACE MD, LLC.

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

[NOTARY SEAL]



[Signature]
Notary Public

Michelle Meek
Printed Name of Notary Public

My Commission Expires: 01-05-2025

This deed was prepared by Geoffrey W. Smith, Secretary of Rise Partners, LLC, the Manager of RP Easton Marketplace MD, LLC, a Party to this transaction.

[Signature]
Geoffrey W. Smith, Secretary of
Rise Partners, LLC, Manager of
RP Easton Marketplace MD, LLC, Seller

EXHIBIT A
TO
SPECIAL WARRANTY DEED

EXCEPTIONS

1. Taxes for the year 2021, and subsequent years, not yet due and payable.
2. Rights of tenants entitled to possession.
3. Setbacks, terms and conditions along with the following easements as set forth on the Plats recorded among the Land Records of Talbot County, Maryland (the "Land Records") in Plat Book 2, folio 45C; Plat Book 2, folio 45CC; Plat Book 4, folio 48H; Plat Book 23, folio 49; Plat Book 23, folio 89; Plat Book 48, folio 53 and Plat Book 83, folio 172.
4. Setbacks, terms and conditions along with the following easements as set forth on the plat entitled, "PLAT SHOWING LOTS 1, 2, 3, AND 4 'EASTON MARKETPLACE' IN THE TOWN OF EASTON TALBOT COUNTY, MARYLAND", which plat was recorded among the aforesaid Land Records on April 24, 1992 in Plat Book MAS 2, folio 42C.
5. Setbacks, terms and conditions along with the following easements as set forth on the plat entitled, "SUBDIVISION PLAT LOT 3 'EASTON MARKETPLACE'", which plat is recorded among the aforesaid Land Records on November 8, 1995 in Plat Book MAS 3, folio 63EE.
6. Setbacks, terms and conditions along with the following easements as set forth on the plat entitled, "PLAT SHOWING REVISION OF LOT LINES BETWEEN LOTS 7, 8, & 3 EASTON MARKETPLACE", which plat is recorded among the aforesaid Land Records on March 27, 2002 in Plat Book MAS 81, folio 125.
7. Setbacks, terms and conditions along with 5' right of way easement as set forth on the plat entitled, "Final Plat Showing Subdivision of Lot 4, Easton Marketplace Mears Properties, LLC", which plat is recorded among the aforesaid Land Records on November 21, 2006 in Plat Book MAS 82, folio 10.
8. Easement set forth in that certain Right of Way dated March 19, 1920 to The Chesapeake and Potomac Telephone Company of Baltimore City and recorded among the aforesaid Land Records in Liber 185, folio 12.
9. Easements set forth in that certain Deed of Right of Way and Easement dated September 30, 1969 from Samuel J. Ireland to the Town of Easton and recorded among the aforesaid Land Records in Liber 439, folio 686, and shown on the Survey.
10. Easements set forth in that certain Deed of Right of Way and Easement dated March 24, 1970 from Henry M. Witt et al., to the Town of Easton and recorded among the aforesaid Land Records in Liber 442 at folio 438, and shown on the Survey.
11. Terms, provisions, conditions and easements set forth in that certain Declaration of Covenants, Conditions and Restrictions dated July 3, 2002 by Easton Marketplace LLC and recorded among the aforesaid Land Records in Liber 1073, folio 782.
12. Terms, provisions, conditions and easements set forth in that certain Declaration of Covenants, Conditions and Restrictions dated July 8, 2002 by Mears Properties LLC and recorded among the aforesaid Land Records in Liber 1073, folio 819.

13. Terms, provisions, conditions and easements set forth in that certain Amended and Restated Joint Development and Operating Agreement dated December 27, 2006 by and between Mears Properties LLC, Easton Marketplace LLC, and Lowe's Home Centers, Inc. recorded among the aforesaid Land Records in Liber 1507, folio 100.
14. Terms, provisions, conditions and easements set forth in that certain Declaration dated December 27, 2006 by Mears Properties LLC and recorded among the aforesaid Land Records in Liber 1507, folio 086.
15. Terms, provisions, conditions and easements set forth in that certain Deed of Right of Way and Easement dated June 15, 2012 by and between Mears Properties LLC and the Town of Easton and recorded among the aforesaid Land Records in Liber 1996, folio 268.
16. Terms, provisions, conditions and easements set forth in that certain Deed dated April 30, 2012 by Easton Marketplace LLC unto the Town of Easton and recorded among the aforesaid Land Records in Liber 1996, folio 277.
17. Terms, provisions, conditions and easements set forth in that certain Deed of Right of Way and Easement dated June 15, 2012 by and between Easton Marketplace LLC and the Town of Easton and recorded among the aforesaid Land Records in Liber 1996 at folio 282.
18. Terms, provisions, conditions and easements set forth in that certain Special Warranty Deed from Mears Properties LLC to RP Easton Marketplace MD, LLC and recorded on March 6, 2019 among the aforesaid Land Records in Liber 2598, folio 12.
19. Terms and provisions in that certain Maintenance and Indemnity Agreement by and between RP Easton Marketplace MD, LLC and RP Easton Marketplace, LLC, as evidenced by that certain Memorandum of Maintenance and Indemnity Agreement recorded on August 2, 2019 among the aforesaid Land Records in Liber 2631, folio 50.
20. Terms, provisions, conditions and easements set forth in that certain Restrictions Agreement recorded on March 13, 2020 among the aforesaid Land Records in Liber 2689, folio 182.
21. Terms, provisions, conditions and easements set forth in that certain Restrictions Agreement recorded among the aforesaid Land Records on May 11, 2021 in Liber 2845, folio 350.
22. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS Land Title Survey.

MARYLAND FORM WH-AR

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

2021

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 RP EASTON MARKETPLACE MD, LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers). 219 MARLBORO AVENUE, EASTON MARYLAND

3. Reasons for Exemption

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

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

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

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

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Ann Shelby

RP EASTON MARKETPLACE MD, LLC

Name of Entity

RISE PARTNERS, LLC, ITS MANAGER

By

Geoffrey W. Smith

10/25/2021

Name: Geoffrey W. Smith

**Date

SECRETARY

Title

** Form must be dated to be valid.

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

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

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)

Space Reserved for Circuit Court Clerk Recording Validation

Type(s) of Instruments	<input type="checkbox"/> Check Box If Addendum Intake Form is Attached.											
	[1] Deed											
Conveyance Type (Check Box)	<input checked="" type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]								
Tax Exemptions (if Applicable)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Recordation</td><td></td></tr> <tr><td>State Transfer</td><td></td></tr> <tr><td>County Transfer</td><td></td></tr> </table>						Recordation		State Transfer		County Transfer	
Recordation												
State Transfer												
County Transfer												
Cite or Explain Authority												
Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only								
	Purchase Price/Consideration	20,972,500.00		Transfer and Recordation Tax Consideration								
	Any New Mortgage			Transfer Tax Consideration								
	Balance of Existing Mortgage			X () % =								
	Other:			Less Exemption Amount -								
	Other:			Total Transfer Tax =								
	Full Cash Value			Recordation Tax Consideration								
Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:							
	Recording Charge		20.00		Tax Bill:							
	Surcharge		40.00		C.B. Credit:							
	State Recordation Tax		251,670.00		Ag. Tax/Other:							
	State Transfer Tax		104,862.50									
	County Transfer Tax		209,725.00									
	Other											
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 <input type="checkbox"/> (5)						
	01	077805/083376/083384	Liber 2845/Folio 350	0101	265							
	Subdivision Name		Lot 3(a)	Block(3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage(4)					
	Easton Marketplace		3, 7 & 8			81/125						
	Location / Address of Property Being Conveyed (2)											
	219 Marlboro Ave (Lot 3), 219C Marlboro Ave (Lot 7) & 219D Marlboro Ave (Lot 8), Easton, Maryland 21601											
	Other Property Identifiers (if applicable)				Water Meter Account No.							
	Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____											
	Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: _____											
	If Partial Conveyance, List Improvements Conveyed _____											
Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)								
	RP Easton Marketplace MD, LLC											
	Doc. 1 Owner(s) of Record, if different from Grantor(s)			Doc. 2 Owner(s) of Record, if different from Grantor(s)								
Transferred To	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)								
	Aric Easton MD, LLC											
	New Owner's (Grantee) Mailing Address											
610 E. Morehead Street, Suite 100, Charlotte, NC 28202												
Other Names to be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2-Additional Names to be Indexed (Optional)								
Contact/Mail Information	Instrument Submitted By or Contact Person					<input checked="" type="checkbox"/> Return to Contact Person						
	Name: Lori Glebocki					<input type="checkbox"/> Hold for Pickup						
	Firm: Chicago Title Insurance Company					<input type="checkbox"/> Return Address Provided						
	Address: 1 South Street, Suite 1250, Baltimore, MD 21202											
Phone: 410-230-9598												
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER												
Assessment Information	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence?											
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify: _____											
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).											
Assessment Use Only - Do Not Write Below This Line												
<input type="checkbox"/> Terminal Verification		<input type="checkbox"/> Agricultural Verification		<input type="checkbox"/> Whole <input type="checkbox"/> Part		<input type="checkbox"/> Tran. Process Verification						
Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.:						
Year	20	20	Geo.	Map	Sub	Block						
Land			Zoning	Grid	Plat	Lot						
Buildings			Use	Parcel	Section	Occ.Cd.						
Total			Town Cd	Ex.St	Ex Cd.							
REMARKS												

EASTON MARKETPLACE

ABSTRACT OF AMENDED AND RESTATED JOINT DEVELOPMENT AND OPERATING AGREEMENT¹

BASIC INFORMATION	
1. The Agreement	Amended and Restated Joint Development and Operating Agreement, dated December 27, 2006 by and between Mears Properties LLC, Easton Marketplace LLC, and Lowe's Home Centers, Inc. (the "Agreement") and recorded December 29, 2006 in the Land Records of Talbot County in Liber 1507, folio 086 (the "Records").
2. Parties	Mears Properties LLC, a Maryland limited liability company ("Mears Properties"), Easton Marketplace LLC, a Maryland limited liability company ("Easton Marketplace"), and, Lowe's Home Centers, Inc., a North Carolina corporation ("Lowe's").
3. Property Covered	The real property subject to the Agreement is described as follows: <ol style="list-style-type: none"> 1. The Lowe's Parcel (Lot 1) as described in <u>Exhibit A</u>; 2. The Easton Marketplace Parcel (Lot 3) as described in the October, 1995 Plat; 3. The New Lowe's Lot (Lot 4A) as described in <u>Exhibit C-1</u>; 4. The Mears Parcel (Lots 4B and 4C) as described in Exhibit C-2 and Exhibit C-3, respectively; and, 5. The Outparcels (Lots 2, 5, 6, 7, and 8) as described in <u>Exhibit M</u>.
4. Purpose	The Agreement is made among and between the parties to continue to construct a unified retail shopping center and related facilities and improvements on their combined properties.
5. Exclusion of Lot 4C	Unless otherwise specified in the Agreement, during the time that the occupant of Lot 4C as of the date of the Agreement, and the successors and assigns of the Lot 4C Occupant, have a right to occupy all or any portion of Lot 4C, neither all nor any portion of Lot 4C shall be subject to this agreement without the written consent of the Lot 4C Occupant. (§ 27). <i>Seller to confirm whether Lot 4C Occupant as of the date of the Agreement is the current occupant of Lot 4C.</i>
PERMITTED USES AND RESTRICTIONS	
1. Permitted Uses	Subject to any lease predating the Agreement, buildings on any part of the Shopping Center may only be used for the following: (1) financial institutions, (2) service shops, (3) offices and (4) retail stores selling retail merchandise normally carried in other shopping centers. (§ 8(a)).

¹ Capitalized terms not otherwise defined have the meanings ascribed to them in the Agreement.

<p>2. Prohibited Uses</p>	<p>Without written consent of the owners of New Lowe’s Lot, Easton Marketplace Parcel and Lowe’s Parcel, no portion of the Shopping Center, Outparcels, or Lots 4B or 4C may be used for any of the following:</p> <ol style="list-style-type: none"> 1. Tavern, bar, nightclub, or any establishment selling alcohol for on-premises consumption (except on Outparcel C as in <u>Exhibit M</u> of the Agreement) unless the selling of alcohol is incidental to serving food, 2. Bowling alley or game room, 3. Theater (movie or legitimate), except on the northeastern area of Outparcel C, 4. Health club or spa, except on Outparcel C, and 5. Skating rink. (§ 8(a)(i)-(iv)). <p>No portion of the Shopping Center, Outparcels, or Lots 4B or 4C may ever be used as the following:</p> <ol style="list-style-type: none"> 1. Adult-type bookstore or adult store selling/exhibiting pornographic materials, 2. Massage parlor, 3. Mortuary, 4. Mobile home, trailer court, labor camp, junkyard or stockyard, 5. Landfill, garbage dump, or anything of the like, and 6. Manufacturing or other industrial use. (§ 8(b)(i)-(vi)). <p>As long as either the Lowe’s Parcel or New Lowe’s Lot is used by Lowe’s as a retail, warehouse home improvement store, lumber yard, or building materials supply center, no portion of the Easton Marketplace Parcel, Lots 4B and 4C, or the Outparcels shall be used for the following:</p> <ol style="list-style-type: none"> 1. Hardware store containing more than 5,000 sq. ft. of leasable area, 2. Appliance and/or home electronics store containing more than 5,000 sq. ft. of leasable area, 3. Lawn and garden store containing more than 3,000 sq. ft. of leasable area, 4. Paint and/or décor center containing more than 5,000 sq. ft. of leasable area, and 5. Retail and/or warehouse home improvement center, lumber yard, etc. similar to a Lowe’s, Home Depot, and the like. (§ 9(a)-(e)).²
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² These restrictions also apply to prohibit larger businesses having space in their stores for these purposes when such space exceeds the square footage specified.

	<p>Without the written consent of Mears Properties and Easton Marketplace, no portion of the Lowe’s Parcel, New Lowe’s Lot or Lot 4B may be used for the following:</p> <ol style="list-style-type: none"> 1. Supermarket, grocery store, produce store, meat market, delicatessen, bakery or similar establishment that sells food for consumption off premises, and 2. Use that violates any Exclusive Uses and Other Restrictions in <u>Exhibit N</u> (and attached hereto). (§ 10(a)-(b)).
<p>EASEMENTS</p>	
<p>1. Utility Easements</p>	<p>Each Grantor, upon written notice to the Grantee and the Grantee’s failure to do so in compliance with applicable Laws within a reasonable time, shall have the:</p> <ol style="list-style-type: none"> 1. Nonexclusive right and easement to maintain, repair, and if necessary, replace the Utility Facilities on the Grantee’s Parcel, 2. Permanent right and easement to maintain, repair and replace, if necessary, the Drainage System on and under the Grantee’s Parcel, 3. Permanent right and easement for the drainage and discharge of storm and surface waters from the Grantee’s Parcel onto and across the Grantor’s Parcel, and 4. Permanent right and easement to tie into and use any of the Utility Facilities or the Drainage System of the Grantor’s Parcel, at the Grantee’s sole cost and with the consent of the Grantor. (§ 2.1(c)(i)-(iv)). <p>Subject to approvals required by any documents predating the Agreement, each Party agrees to enter in such utility easements, public works agreements, deeds of dedication or other agreements as may reasonably be required by any public utility providing service to the Shopping Center, Lot 4B, 4C, or any Outparcel, or as required by the Town of Easton in connection with the development of the Shopping Center, Mears Parcel or any Outparcel. (§ 2.1(g)).</p> <p>Each Party shall have the responsibility to maintain, repair and if necessary, replace that portion of Utility Facilities and Drainage System that is located on such Party’s Parcel and all costs and expenses shall be borne by the Party upon whose Parcel they lie. (§ 2.1(d)). In the event that any maintenance, repairs, replacements, tie-ins and/or use of the Utility Facilities and/or the Drainage System benefits the Parcel of the Grantee only, then the cost of all such maintenance, repairs, replacements, tie-ins and/or use shall be borne exclusively by the Grantee. (§ 2.1(c)).</p>
<p>2. Reciprocal Common Area</p>	<p>Each Party grants to the other Party nonexclusive and irrevocable easements to use all portions of the areas of the Shopping Center not within the Building</p>

<p>Easements</p>	<p>Area, including all driveways, roadways, entrances, sidewalks and parking areas:³</p> <ol style="list-style-type: none"> Easements to use all parking areas, driveways, roadways and entrances attached as <u>Exhibit H-1</u>, <u>Exhibit H-2</u>, <u>Exhibit I-1</u>, <u>Exhibit I-2</u>, <u>Exhibit J-1</u>, <u>Exhibit J-2</u>, <u>Exhibit J-3</u>, <u>Exhibit J-4</u>, Easements to use all walkways and other portions of the Common Areas, Easements solely for the benefit of the Lowe’s Parcel and the Easton Marketplace Parcel to use the respective parking areas of each, Any other easements labeled and designated on the Plat, and Right of ingress, egress and regress over and through the Common Areas. (§ 4.1(a)-(d)).
<p>3. Easements for Lot 4C and the Outparcels</p>	<p>Lowe’s and owner of Easton Marketplace Parcel grant permanent, nonexclusive and irrevocable easements to use the Mears Access Road and Easton Marketplace Access Road for ingress, egress and passage. (§ 4.2).</p>
<p>4. Parking Specifically</p>	<p>Subject to the above 4.1(c) and 16(l), there shall be no reciprocal parking easements between or among any of the other Parcels; each Parcel shall be entirely self-sufficient with respect to parking. The Lowe’s Parcel, Outparcels and Easton Marketplace Parcel shall each maintain their respective current parking ratio (or the ratio otherwise required by law) as of the date of the Agreement. (§ 14).</p>
<p>INSURANCE</p>	
<p>1. Insurance Obligations</p>	<p>Subject to the rights of any tenant to self-insure in any lease predating the Agreement, each Party shall maintain:</p> <ol style="list-style-type: none"> Casualty insurance against loss or damage by fire, lightening and other risks, and Comprehensive public liability insurance against claims for bodily injury, death or property damage occurring on, in or about such Party’s Parcel to be in such amounts as are generally obtained by owners and operators of retail shopping centers of the type contemplated by the Plat. <p>Upon written request by a Party, the requested Party shall provide Certificates of Insurance evidencing the insurance coverages maintained by such Party as required under the Agreement and renewals thereof.</p> <p>Mears Properties, Easton Marketplace and Lowe’s waive and release each other from any and all liability for any loss or damage covered by insurance regardless of cause or origin; provided, however, this release shall be in force and effect only with respect to loss or damage occurring during such time as the releaser’s policies or the right of the releaser to recover thereunder.</p>

³ Does not apply to Lots 4B, 4C, or any of the Outparcels unless and until designated as Common Areas by Mears Properties.

	These Parties agree to include in their insurance policies a clause permitting this release. (§ 19).
2. Indemnification	Each Party will indemnify, defend and hold harmless other Parties from and against all liabilities, losses, damages, costs, expenses, etc. arising from: (i) any injury to or death of a person or loss of or damage to property occurring on Indemnitor's Site, (ii) any use or condition of the Indemnitor's Site; (iii) any negligence or tortious acts; and (iv) use by the Indemnitor of any temporary construction access agreement granted to the Indemnitor under the Agreement. (§ 19).
COMMON AREAS	
1. Common Areas Generally	No portion of Lots 4B, 4C or any of the Outparcels shall be deemed to be Common Areas and will not be subject to any of the common area maintenance obligations until Mears Properties, or any successors or assigns, all or any portion as such. (§ 3).
2. Maintenance of Common Areas	<p>Each Party shall maintain the buildings and the Common Areas on its Parcel within the Shopping Center in good order and condition and state of repair in accords with the standards of good shopping center operation, including (but not limited to) sweeping and removal of trash, repair and replacement of paving, maintenance of landscaping, etc. Each Party at its own expense will keep the inside and outside of all glass in the doors and windows of its building clean; will maintain its buildings at its own expense in a clean, orderly and sanitary condition; keep refuse in proper containers and prevent accumulation, etc.</p> <p>Subject to the mutual agreement of the Parties hereto, a third party may be appointed as an agent of the Parties to maintain the Common Areas in the manner outlined above. Such third party may receive a fee that is mutually acceptable to all Parties to cover supervision, management, accounting and similar fees, provided that no occupant of over 33,000 sq. ft. of the Easton Marketplace Parcel as of the date of this Agreement shall have any obligation to pay any such fees, except as otherwise provided in any such occupant's lease. (§ 5).</p>
3. Common Areas Improvement	At the time when buildings are constructed or expanded on a Parcel located in the Shopping Center, the owner of such Parcel shall improve the Common Areas on its Parcel at its sole cost and expense in accordance with all regulations and in harmony with the design and construction standards currently existing at the Shopping Center. At the time Mears Properties designates any of the Outparcels as Common Areas, Mears Properties shall be required to improve such Common Areas on such Parcels. (§ 6).
MISCELLANEOUS	
1. Estoppel Certificates	Within 20 days after receipt of a written notice from any Party, each Party shall execute a written certificate in recordable form stating that (i) either the Agreement is unmodified and in full force and effect or is modified and stating the modification; and (ii) whether or not to the best of its knowledge any other Party is in default in any respect under the Agreement and

	specifying such default if applicable. (§ 12).
2. Duration	The Agreement will continue and remain in full force and effect in perpetuity. (§ 20).
3. Damage and Destruction	In the event of destruction and damage to buildings and improvements on the New Lowe's Lot, the Mears Parcel, the Lowe's Parcel or the Easton Marketplace Parcel, the affected Party shall commence and continue rebuilding and/or clear away the ruins, leaving the site in a clean, orderly, sightly and safe condition within ninety days after the destruction or damage. (§ 11).
4. Delegation	<p>Lowe's shall not subdivide, lease or assign any portion of the Lowe's Parcel so as to permit more than two businesses to operate from/within the Lowe's Parcel. (§ 10(c)).</p> <p>Except as set forth immediately above, Parties may subdivide, convey, lease or assign their Parcels. (§ 9).</p> <p>Mears Properties may assign its rights and obligations in whole or in part to one or more ground lessees. (§ 17).</p>
5. Harmony	Mears Properties, Easton Marketplace and Lowe's each agree to cooperate in creating a harmonious exterior appearance for the improvements to be constructed by them within the Shopping Center. After initial construction of the buildings on the Shopping Center Site, no Party shall make alterations that will substantially change the exterior of its buildings within the Shopping Center Site without the consent of the other Parties. (§ 7).
6. Outparcel Development Specifically	<p>Any Outparcel sold or developed will be developed only under the following guidelines:</p> <ol style="list-style-type: none"> 1. Any building constructed shall not exceed eighteen feet in height, 2. Any building constructed on Lots 2, 5 or 6 shall not exceed 5,000 sq. ft., 3. Any rooftop equipment shall be screened in a manner satisfactory to Mears Properties, Easton Marketplace and Lowe's, 4. No rooftop sign on any buildings allowed, 5. A freestanding sign may be erected upon written request and consent of Lowe's, with such approval or objection to be given within ten days of receipt of request, 6. Any Outparcel shall be kept neat, orderly, planted in grass and trimmed until improved and constructed, 7. Subject to any rights predating this Agreement, any structure on any Outparcel shall be used for retail, restaurant or office purposes only, 8. Any Party or independent owner buying or leasing from Mears Properties an Outparcel shall repair any damage caused to any of the Utility Facilities or Drainage Facilities as described in Paragraph 2, serving the Lowe's Parcel, New Lowe's Lot, Easton Marketplace Parcel

	<p>and/or any Outparcel,</p> <p>9. In the event of damage or destruction, the owner, lessee or user of the Outparcel shall within twenty days commence to (i) repair and/or reconstruct such improvements to the condition required by Paragraph 11 or 16, or (ii) level such Improvement, remove the debris and keep the Outparcel neat, orderly planted in grass and trimmed,</p> <p>10. Any aforementioned restrictions may be waived, amended, modified, related or terminated upon written consent of all Parties, and</p> <p>11. Mears Properties may subdivide, convey, lease or assign any Outparcel.</p> <p>The owners of the Easton Marketplace Parcel and Lowe's Parcel grant for the benefits of Lot 5 and 6 a non-exclusive and irrevocable easement to use parking areas, driveways, roadways and entrances of the Easton Marketplace Parcel and Lowe's Parcel for the ingress, egress and passage of motor vehicles, trucks and pedestrians, and for parking purposes. (§ 16(a)-(l)).</p>
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AMENDED AND RESTATED
JOINT DEVELOPMENT AND OPERATING AGREEMENT

EXHIBIT N
EXCLUSIVE USES AND OTHER RESTRICTIONS

The following restrictions, limitations, covenants, requirements and other terms and conditions shall be cumulative and in addition to, and not in substitution of, any other restrictions, limitations, covenants, requirements and other terms and conditions otherwise applicable to and binding on the New Lowe's Lot, Lot 4B and/or the Lowe's Parcel.

A. Declaration of Covenants, Conditions and Restrictions dated July 3, 2002, recorded on July 17, 2002 among the Land Records of Talbot County, Maryland at Liber 1073, folio 782.

B. Declaration of Covenants, Conditions and Restrictions dated July 8, 2002, recorded on July 17, 2002 among the Land Records of Talbot County, Maryland at Liber 1073, folio 819.

C. During the time that the occupant of over 33,750 square feet of the Easton Marketplace Parcel ("Major Occupant") as of the date of this Agreement, and the successors and assigns of Major Occupant, have a right to occupy any portion of the Easton Marketplace Parcel, the following shall apply:

(1) The New Lowe's Lot and Lot 4B may be developed and used individually and/or collectively for any lawful purposes, but with the following limitations:

(a) The Mears Access Road shall not be altered without first obtaining the written consent of Major Occupant, which consent shall not be unreasonably withheld; provided, however, that in all events the Mears Access Road shall consist of at least two paved lanes of at least the width existing as of the date of this Agreement and that access from Glebe Road to the Easton Marketplace Parcel shall be continuous.

(b) There shall be no curb cuts on the New Lowe's Lot or Lot 4B providing access to the Easton Marketplace Parcel without first obtaining the written consent of Major Occupant, which consent shall not be unreasonably withheld.

(c) At no time, and in no event, shall the New Lowe's Lot or Lot 4B be used for an industrial building or industrial use, or for a purpose which may cause obnoxious odors and/or untidiness.

(d) The New Lowe's Lot and Lot 4B shall be kept and maintained in a clean, neat, attractive and sightly manner, harmonious with and in the same manner as the Easton Marketplace Parcel, the Outparcels and the Lowe's Parcel.

D. During the time that the occupant of Lot 4C as of the date of this Agreement, and the successors and assigns of such occupant, have a right to occupy any portion of Lot 4C, no portion of the New Lowe's Lot and no portion of Lot 4B shall be used for: (1) a sit down restaurant that serves beer and wine, and which has a menu comparable to that of restaurants owned by Ruby Tuesday, Inc., a Georgia corporation, its successors and assigns, commonly operating under the name "Ruby Tuesday" as of August 27, 1999 or any other name utilized by Ruby Tuesday, Inc. in the operation of similar restaurants; nor (2) a sit-down restaurant which serves beer, wine and liquor unless the average per customer dinner check (including alcoholic beverages but excluding tips) is high enough so that the restaurant is classified as being in the upscale segment in the fine dining category as defined and classified by the NPD Group, Inc., Crest Survey (the "Crest Survey"), as that publication is updated annually. The parties agree and stipulate that the most recent Crest Survey as of August 27, 1999, defined fine dining as having an average per customer dinner check (including alcoholic beverages but excluding tips) of Twenty Dollars and Forty-Four Cents (\$20.44). In the event that the Crest Survey is in the future discontinued, this provision shall nonetheless continue in full force and effect with the average per customer dinner check (including alcoholic beverages but excluding tips) being based on that amount as set forth in the last edition of the Crest Survey, as adjusted for increases in the CP Index from the date of the last edition of the Crest Survey. Nothing contained in the restrictions in this paragraph shall prohibit the use or operation of a private catering or banquet hall on either the New Lowe's Lot or Lot 4B.

E. During the time that the occupant of 5,000 or more square feet of Lot 7 as of the date of this Agreement, and the successors and assigns of such occupant, have a right to occupy any portion of Lot 7, no portion of the Lowe's Parcel, no portion of the New Lowe's Lot and no portion of Lot 4B shall be used as a store, the principal business or activity of which is the display and sale of merchandise of the type customarily carried as of July 27, 2001 by a store owned by Ritz Camera Centers, Inc., a Delaware corporation d/b/a Boater's World Marine Centers, its successors and assigns, commonly operating under the name "Boater's World" as of July 27, 2001 or any other name utilized by such entity in the operation of similar stores.

F. During the time that the occupant of Lot 8 as of the date of this Agreement, and the successors and assigns of such occupant, have a right to occupy any portion of Lot 8, no portion of the Lowe's Parcel, no portion of the New Lowe's Lot and no portion of Lot 4B shall be operated for the use or purpose of selling or displaying for sale a general selection of merchandise in any of the following categories:

(1) wicker or rattan furniture or decorative household furnishings that is of an imported nature and that is intended to be used in sunrooms, living rooms, dining and kitchen areas and on patios; and

(2) housewares imported from the Far East and Europe customarily sold in stores owned by Pier 1 Imports (U.S.), Inc., a Delaware corporation, its successors and assigns, commonly operating under the name "Pier 1 Imports" as of September 17, 2001 or any other name utilized by such entity in the operation of similar stores, including

items such as ceramics, dinnerware and other functional and decorative items. The incidental sale of such items in connection with the overall business of another operator or tenant shall not be deemed a violation hereof. As used herein, incidental use or purpose shall mean the sale of furniture, decorative household furnishings or housewares which for any one (1) such product line does not exceed the greater of 1,000 square feet or ten percent (10%) of the floor area for such business.

G. Covenant Not to Compete dated May 6, 1993, recorded on May 14, 1993 among the Land Records of Talbot County, Maryland at Liber 750, folio 922.

H. During the time that the occupant of Lot 6 as of the date of this Agreement ("Lot 6 Occupant"), and the successors and assigns of such occupant, have a right to occupy any portion of Lot 6, no portion of the New Lowe's Lot and no portion of Lot 4B shall be used for the operation of a gas station; convenience store (substantially similar to a 7-11, Doc's, Royal Farm's, High's or Shore Stop) or a car wash. With respect to any one of the aforesaid uses actually conducted on Lot 6 by the Lot 6 Occupant as of the date of this Agreement, if the Lot 6 Occupant shall cease to operate any one of such uses, the above restrictive covenants with respect to said use shall cease.



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

May 5, 2025

Hair O' the Dog Wine & Spirits
% Joseph Petro
219 Marlboro Avenue STE 52A
Easton, Maryland 21601

Re: BOZA Application SE - 1438 / SE 25-04
219 Marlboro Avenue #14
Tax Map 0101, Grid 00EA, Parcel 0265
Easton, Maryland 21601

Mr. Petro,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on **Tuesday, May 20, 2025 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;

Mr. Joseph Petro
May 5, 2025
Page 2

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

CC: ARIC-Easton MD, LLC



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

May 5, 2025

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, May 20, 2025 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 - 1438 / SE 25 - 04 has been filed by Joseph Petro on behalf of Hair O' the Dog Wine & Spirits, pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (2) 250 in Table 2.1 of Section 28-201 to be utilized as a Liquor Store* in the CG – Commercial General zoning district. The property is located at 219 Marlboro Avenue # 14, Easton, Maryland, also known as Tax Map 0101, Grid 00EA, Parcel 0265, and is situated in the CG – Commercial General zoning district. The property is owned by ARIC-Easton MD, 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

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



Subject property posting pursuant to Section 28-901.2.H.2 of the Town of Easton Zoning Code - May 5, 2025.

NOTICE

Notice is hereby given that Application SE-1438 / SE 25-04 has been filed by Joseph Petro on behalf of Hair O' the Dog Wine & Spirits, pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (2) 250 in Table 2.1 of Section 28-201 to be utilized as a Liquor Store* in the CG – Commercial General zoning district. The property is located at 219 Marlboro Avenue # 14, Easton, Maryland, also known as Tax Map 0101, Grid 00EA, Parcel 0265, and is situated in the CG – Commercial General zoning district. The property is owned by ARIC-Easton MD, 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 20, 2025 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.

TOWN OF EASTON BOARD OF ZONING APPEALS

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

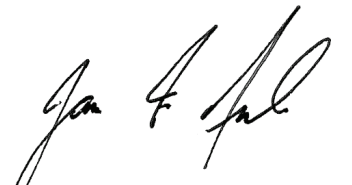
29088 Airpark Drive
Easton, MD 21601

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND
COUNTY OF: Talbot County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "Application SE-1438 TOE..." was published in the:

The Star Democrat 05/03/25



James F. Normandin
President & Publisher

NOTICE

Notice is hereby given that Application SE-1438 / SE 25-04 has been filed by Joseph Petro on behalf of Hair O' the Dog Wine & Spirits, pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (2) 250 in Table 2.1 of Section 28-201 to be utilized as a Liquor Store* in the CG – Commercial General zoning district. The property is located at 219 Marlboro Avenue # 14, Easton, Maryland, also known as Tax Map 0101, Grid 00EA, Parcel 0265, and is situated in the CG – Commercial General zoning district. The property is owned by ARIC-Easton MD, 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 20, 2025 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.

TOWN OF EASTON BOARD OF ZONING APPEALS

3079663 SD 5/3/2025



TOWN OF EASTON
Planning & Zoning Department
14 South Harrison Street
Easton, Maryland 21601

EXHIBIT SUMMARY
for 218 BAY STREET
SE - 1444 / SE 25 - 05
2025 - 05 - 20

Applicant notified of hearing date: Email: 2025-05-05 – 15 days

Exhibit A: Staff Report: 2025-05-13 – 7 days

Exhibit B: Application

Application: 2025-04-25 – 25 days
Special Exception Application SE-1444
Findings of Fact
Purpose of Request
Statement Regarding Operation
Plat
Architectural Drawings Site Plan
Rental License Application 2025-12114
August 2000 Recorded Deed

Proof of Payment: 2025-04-28 – 22 days

Exhibit C: Notices

Applicant Hearing Letter: 2025-05-05 – 15 days

400' Notices Distributed: 2025-05-01 – 19 days

Picture of Property Sign Posting: 2025-05-05 – 15 days

Exhibit D: Public Advertisement

Advertisement sent to the Star Democrat: 2025-04-30 – 20 days

Advertisement run in Star Democrat: 22025-05-03 – 17 days

Star Democrat Proof

Certificate of Publication

3c

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

SUBJECT: SPECIAL EXCEPTION 1444

ELECTION WARD: Ward 1

CRITICAL ACTION DATE: At the pleasure of the Board.

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

APPLICANT: Dr. John V. Louis on behalf of JL-ML LLC

PURPOSE: The applicant is seeking a special exception to operate a short-term housing unit within the Central Business (CB) Zoning District. The request stems from a Code Enforcement case (#25-0355) opened on April 15, 2025 after it was discovered a short-term rental was being advertised at this property.

RECOMMENDATION: Staff supports a Board **approval** of this request with conditions.

APPLICATION INFORMATION:	
APPLICANT: Dr. John V. Louis 218 Bay Street Easton MD, 21601	REPRESENTATIVE: N/A
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 104, Parcel 606	0.19

ACCEPTANCE DATE: April 25, 2025	LOCATION: 218 Bay Street
EXISTING ZONING CB	EXISTING LAND USE: Multiple Uses (Commercial and Residential)
HISTORIC DISTRICT: Yes	FUTURE LAND USE: Commercial

CONTEXT:

Location/Site Access – The subject property is located at the intersection of Bay Street and Hammond Street. Vehicular access to the property is provided by an off-street parking area with seven spaces on Hammond Street. Public sidewalk exists on the Bay Street frontage and a portion of the Hammond Street frontage.

Existing Conditions – The subject property is best described as a two-story, containing multiple uses. The first floor is used as a dentist office which is considered a medical service use. The second floor contains two residential units which are best classified as a residential use in a commercial building and a proposed short term rental unit. Both the medical service use and residential use in a commercial building are permitted by right in the CB Zoning District.

A rental license for two residential units was first issued in 2013. Staff was unable to verify when or if the two residential dwelling units were permitted. Building plans from a permit issued in 2000 show the second floor being occupied by an office, a study, two restrooms, and what is called “Suite #2” (*Figure 1*). It would appear that the second-floor space was subsequently converted into a living space after this permit was issued.

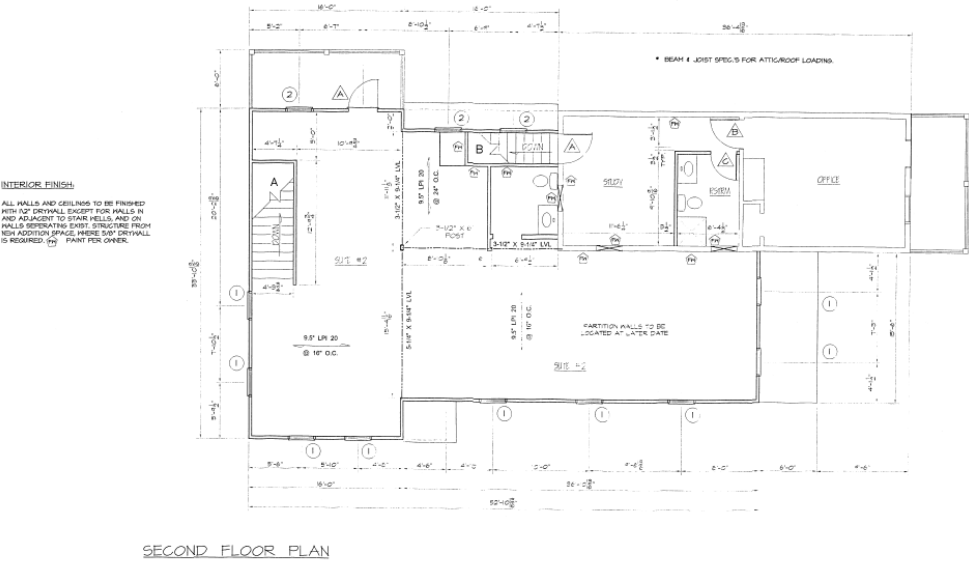


Figure 1: Permit Plans - 2000

Surrounding Properties –

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



Figure 2: Vicinity Map

PROPOSAL: The applicant is proposing to operate a short-term housing unit within the CB Zoning District. Short-term housing is permitted within the CB 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 15, 2025, Code Enforcement opened a case (#25-0355) and sent a letter regarding a short-term rental operating without a special exception at 218 Bay Street. The letter directed the property owner to apply for a special exception by April 29, 2025 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 use conforms to all the minimum requirements of the CB Zoning District. There are no proposed changes to the footprint of the building that would affect conformance with the height, setback, building size, or lot coverage requirements of the district. Additionally, no off-street parking is required within the CBD. The proposed residential density is 10.5 dwelling units per acre which is below the maximum permitted in the CBD of sixteen (16) dwelling units per acre.

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 does not create any additional dwelling units beyond what currently exists on this site. It arguably has less impact on public facilities as the second dwelling unit has previously been approved as a long-term rental unit.

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 Hammond 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 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.

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 is generally supportive of facilitating adaptive re-use of existing buildings to provide additional housing. This proposal creates a type of housing that is not common in Easton which serves those who need a rental for a period between one day and four months. There are no proposed changes to the structure that would relate to the Comprehensive Plan’s design and performance standards.

RECOMMENDED CONDITION(S):

1. The applicant shall obtain a rental housing license for the short-term rental within one month from the date the special exception is granted.
2. If at any time this property ceases to be the property owner’s primary residence, this special exception shall be void.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Special Exception 1444 with staff's recommended conditions.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1444 based on the following findings...

OR

3. I move an alternate motion.



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

RECEIVED
 APR 25 2025
 TOWN OF EASTON

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

VARIANCE APPEAL SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	218 Bay Street, Easton, Maryland 21601					
TAX MAP	0104	GRID	EA	PARCEL	0606	LOT
DEED REFERENCE	LIBER	0973	FOLIO	730		
PLAT REFERENCE	LIBER		FOLIO			
EXISTING USE	Commercial					
ZONING DISTRICT						

HISTORIC DISTRICT Y N Planned Redevelopment District Y N

OWNER

NAME	JL-ML LLC	
MAILING ADDRESS	218 Bay Street, Easton, Maryland 21601	
TELEPHONE NO.	EMAIL	

APPLICANT OR AGENT

NAME	Dr. John V. Louis	
MAILING ADDRESS	218 Bay Street, Easton, Maryland 21601	
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		
Date		
PRINTED NAME OF APPLICANT OR AGENT		

For Office Use Only

Project Number	SE 25 - 05	Fee Received	\$700.00
Application Number	SE - 1444	Application Notification	05/05/2025
Filing Date	04/29/2025	Property Posting Date	05/05/2025
BOZA Hearing Date	05/20/2025	Notice(s) Published	05/03/2025
If ESDR, Date	-		

Revised 11-2023

ANSWERS TO BOARD
QUESTIONS RELEVANT TO
THE REQUEST

JL-ML, LLC
218 Bay Street,
Easton, Maryland 21601

April 24, 2024

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

RE: Request for Special Exception for Property at 218 Bay Street, Easton, Maryland 21601

Dear Members of the Board,

Please find my answers to your required consideration of the principles relevant to my request immediately below:

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

- The property at 218 Bay Street, Easton, Maryland 21601 is situated in a Commercial zoning district and has been functioning as a dental practice with an accompanying residential rental unit for the past 25 years. The proposed short-term rental use of the existing residential portion will maintain the current physical structure without any changes to the building footprint, setbacks, or parking areas as shown in the submitted architectural drawings and site plan.
- The property includes adequate off-street parking facilities that will accommodate both the dental practice patients during business hours and short-term rental guests, eliminating any impact on street parking in the surrounding area. As indicated in the site plan, all required setbacks are maintained, and the property complies with all dimensional requirements for the Commercial zoning district.
- Furthermore, the property is located in the Historic District, and no exterior modifications are proposed as part of this special exception request. The

existing mixed-use nature of the property (commercial dental practice with residential unit) will be preserved, with the only change being the operational aspect of the residential unit transitioning from a long-term rental to a short-term rental accommodation.

- The proposed short-term rental operation will include professional management with on-site oversight by the property owner and his daughter who remain on the premises full-time, ensuring compliance with all applicable regulations including noise ordinances, occupancy limitations, and safety requirements.

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

- The proposed short-term rental at 218 Bay Street will not adversely affect the health, safety, and general welfare of area residents due to the comprehensive management plan and safety measures that will be implemented. The property owner and his daughter remain on the premises full-time, providing continuous oversight of the rental unit and immediate response to any potential issues that might arise. This on-site presence ensures that any concerns from neighbors can be addressed promptly and effectively.
- A thorough guest screening process will be implemented prior to confirming any bookings. This includes verification of government-issued photo identification and signed rental agreements that clearly outline rules and expectations for guests. This screening helps ensure that only responsible guests who will respect the property and surrounding neighborhood are permitted to stay.
- Advanced monitoring technology will be utilized throughout the property to maintain safety and prevent disturbances. This includes decibel monitoring systems to enforce quiet hours and prevent noise disturbances, smoke monitoring devices for fire safety and party prevention, and CCTV cameras in the parking area to ensure security for both guests and neighboring properties. All guest check-ins and check-outs will be conducted exclusively during normal business hours, minimizing any disruption to neighbors.
- The property features dedicated off-street parking on the premises, eliminating any impact on street parking availability or traffic congestion in the neighborhood. This self-contained arrangement ensures that the short-term rental use will not create parking difficulties for area residents or businesses. Between guest stays, a professional cleaning service will thoroughly clean and sanitize the unit, maintaining high standards of cleanliness and hygiene.
- It is important to note that the property has been operating as a mixed-use building (dental practice with residential rental) for 25 years without incident, and the proposed change to short-term rental will not materially change the

character or intensity of the existing use. The rental agreement will include specific provisions prohibiting parties, excessive noise, smoking, and other activities that could potentially disturb neighbors.

- These comprehensive measures collectively ensure that the proposed short-term rental will operate in a manner that is respectful of and compatible with the surrounding area, preserving the peace, safety, and general welfare of nearby residents.

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

- The proposed short-term rental at 218 Bay Street will utilize the existing structure and infrastructure that has been in place and functioning properly for the past 25 years. No changes to water, sewer, electrical, or other public utility connections are proposed or required for this special exception. The property is already adequately served by all necessary public facilities and infrastructure.
- The proposed short-term rental will generate similar or potentially less demand on public facilities compared to the current long-term rental use. The intermittent occupancy pattern of short-term rentals typically results in reduced overall utility consumption compared to permanent residency. Additionally, the property's location in an established commercial area means that all necessary public services—including emergency services, waste collection, and utilities—are already dimensioned to accommodate the proposed use.
- The property owner will continue to be responsible for all utility costs and maintenance related to the property, ensuring that there will be no additional burden on public resources. The existing dental practice has operated alongside the residential unit for decades without any strain on public facilities, and the transition to short-term rental use will maintain this harmonious relationship with existing infrastructure.

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

- The property at 218 Bay Street features dedicated off-street parking areas that have adequately served both the dental practice and residential unit for the past 25 years. The transition to short-term rental use will not increase the number of vehicles associated with the property beyond its current capacity. In fact, short-term rental guests typically have fewer vehicles than long-term tenants, potentially reducing the overall parking demand.
- The existing ingress and egress points to the property have proven safe and functional over decades of operation. These access points are clearly marked,

properly maintained, and provide excellent visibility for vehicles entering and exiting the property. The configuration of the property allows for smooth traffic flow within the site, eliminating the need for street parking or backing onto public roadways.

- The property's location on Bay Street provides convenient access to major thoroughfares without routing traffic through residential neighborhoods. Additionally, check-ins and check-outs will be conducted exclusively during normal business hours, avoiding any contribution to peak traffic periods. This scheduling approach, combined with the ample on-site parking, ensures that the proposed short-term rental will have no negative impact on traffic patterns or street congestion in the surrounding area.

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 short-term rental at 218 Bay Street will maintain the same environmental profile as the current residential use, with additional safeguards to prevent any adverse impacts. The installation of smoke and decibel monitoring systems will provide real-time alerts if any issues arise, allowing for immediate intervention. These monitoring systems exceed what is typically found in standard rental properties and demonstrate the owner's commitment to preventing potential disturbances.
- The property's existing drainage systems have adequately served the building for decades and will continue to function properly with the transition to short-term rental use. No physical changes to the structure or grounds are proposed that would affect the current drainage patterns or stormwater management. Additionally, access to the property will remain unchanged, utilizing the same well-established ingress and egress points that have proven adequate throughout the property's history.
- Regarding noise concerns, the property owner has implemented specific measures to ensure a peaceful environment. Quiet hours will be strictly enforced and monitored through the installed decibel monitoring system. The rental agreement will explicitly prohibit parties, excessive noise, and other disruptive activities. With the property owner and daughter remaining on the premises full-time, there will be immediate oversight to address any noise issues that could potentially impact neighbors. This combination of technology, clear guidelines, and on-site management will ensure that the proposed short-term rental operates without creating any adverse environmental impacts on the surrounding properties.

f) **The proposed use will not adversely affect the established character of the area;**

- The property at 218 Bay Street has been an established mixed-use building with both a dental practice and residential component for 25 years. The proposed short-term rental use will maintain the existing architectural character and physical appearance of the property, with no exterior modifications planned. This is essential given the property's location within Easton's Historic District.
- The transition to short-term rental accommodations represents a continuation of the existing mixed-use character rather than a fundamental change. The dental practice will continue operating as it has for decades, preserving the professional service aspect that has become part of the neighborhood's identity. With the property owners residing on-site and implementing comprehensive management protocols, the rental will be maintained to high standards that complement the surrounding area's established character. Additionally, guests will be educated about and encouraged to respect the historic nature and community values of Easton.

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 short-term rental use at 218 Bay Street aligns with the Easton Comprehensive Plan's goals for balanced development and adaptive reuse of existing structures. No physical changes are proposed to the property, preserving its historic character and maintaining compliance with design standards for Easton's Historic District. The mixed-use nature of the property—combining the existing dental practice with residential accommodations—supports the Comprehensive Plan's vision for diverse, complementary uses that enhance the community's livability and economic vitality.
- Short-term rental accommodations and professional medical offices are complementary uses frequently found in proximity to one another in mixed-use districts. This combination provides both services and temporary housing options that support Easton's role as a regional center and tourist destination. The dental practice and short-term rental are compatible in terms of hours of

operation, with dental services primarily operating during business hours and rental activities managed to minimize any potential conflicts in use patterns or parking requirements.

- This application does not seek to establish a shopping center or other high-intensity commercial use that would require separate provisions under the Ordinance. Rather, it represents a modest adaptation of existing approved uses that maintains the established character of the property while supporting broader community goals for sustainable development and economic diversity as outlined in the Easton Comprehensive Plan.

I respectfully request your consideration of this special exception, which would allow me to continue my dual contributions to our community. I am available to answer any questions or address any concerns you may have regarding this request.

Thank you for your time and consideration.

Sincerely,

Dr. John V. Louis

Owner, JL-ML, LLC

Owner, Centers for Specialized Dentistry

PURPOSE OF REQUEST

JL-ML, LLC
218 Bay Street,
Easton, Maryland 21601

April 4, 2024

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

RE: Request for Special Exception for Property at 218 Bay Street, Easton, Maryland 21601

Dear Members of the Board,

I am writing to formally request a special exception for my property located at 218 Bay Street, Easton, Maryland 21601, where I have owned and operated a periodontal practice for the past 25 years. In addition to my practice, the property includes a residential unit about the office that also has been functioning as a lawful rental for the same duration.

Currently, my daughter and I occupy the premises full-time, and I am seeking your approval to continue utilizing the residential portion as a rental property in the short-term rental space. As both a long-standing healthcare provider in our community and a responsible property owner, I wish to emphasize my commitment to maintaining the highest standards in all aspects of my property management.

To ensure safety and comfort of both the neighbors and my guests, I implement a thorough screening process for all potential renters, which includes:

- Requirement of a government-issued ID
- Signed rental agreements that clearly outline rules and regulations of the rental as well as Talbot County
- Installation of noise and smoke monitoring devices to promptly alert me of any concerns

- CCTV cameras in the parking area

In addition, my property has its own off-the street parking, so it poses no inconvenience for any neighbors in the area. Also, a large portion of the profits from our rental property go directly towards benefiting *Halo's Haven Rescue, Inc.*, which is my wife's, Michelle, non-profit equine rescue that rescues and rehabilitates horses that have been abused and neglected and helps place them in loving homes.

For over two decades, I have had the privilege of serving this community not only as a dental professional but also as a provider of housing. I believe that continuing to offer short-term rental accommodations would be beneficial to the area, providing quality temporary housing options while maintaining the character and tranquility of our neighborhood.

I respectfully request your consideration of this special exception, which would allow me to continue my dual contributions to our community. I am available to answer any questions or address any concerns you may have regarding this request.

Thank you for your time and consideration.

Sincerely,

Dr. John V. Louis

Owner, JL-ML, LLC

Owner, Centers for Specialized Dentistry

STATEMENT REGARDING
OPERATION

JL-ML, LLC
218 Bay Street,
Easton, Maryland 21601

April 4, 2024

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

RE: Request for Special Exception for Property at 218 Bay Street, Easton, Maryland 21601

Dear Members of the Board,

I am writing to formally request a special exception for my property located at 218 Bay Street, Easton, Maryland 21601, where I have owned and operated a periodontal practice for the past 25 years. In addition to my practice, the property includes a residential unit about the office that also has been functioning as a lawful rental for the same duration.

My daughter and I currently reside on the premises full-time and we are seeking your permission to convert the existing residential portion into a short-term rental accommodation. We believe this adjustment would allow us to continue contributing positively to our neighborhood while meeting the growing demand for quality temporary housing options in our area.

The proposed short-term rental operation would include the following features and safeguards:

1. The rental unit will be listed on established short-term rental platforms such as Airbnb and VRBO.
2. There will be no traffic impact on the surrounding area, as all guest parking will be accommodated with off-street parking spaces located on my property.

3. My daughter or I will personally check in all guests upon their arrival.
4. Check-ins and check-outs will only be conducted during normal business hours.
5. Quiet hours will be strictly enforced and monitored through installed decibel monitoring systems.
6. The property will be equipped with smoke monitoring systems for safety.
7. CCTV cameras will monitor the parking lot area.
8. A professional cleaning company will thoroughly clean the unit between guest stays.
9. All guests will be thoroughly vetted prior to booking confirmation.

I respectfully request your consideration of this special exception, which would allow me to continue my dual contributions to our community. I am available to answer any questions or address any concerns you may have regarding this request.

Thank you for your time and consideration.

Sincerely,

Dr. John V. Louis

Owner, JL-ML, LLC

Owner, Centers for Specialized Dentistry

PLAT

ARCHITECTURAL
DRAWINGS/SITE PLAN

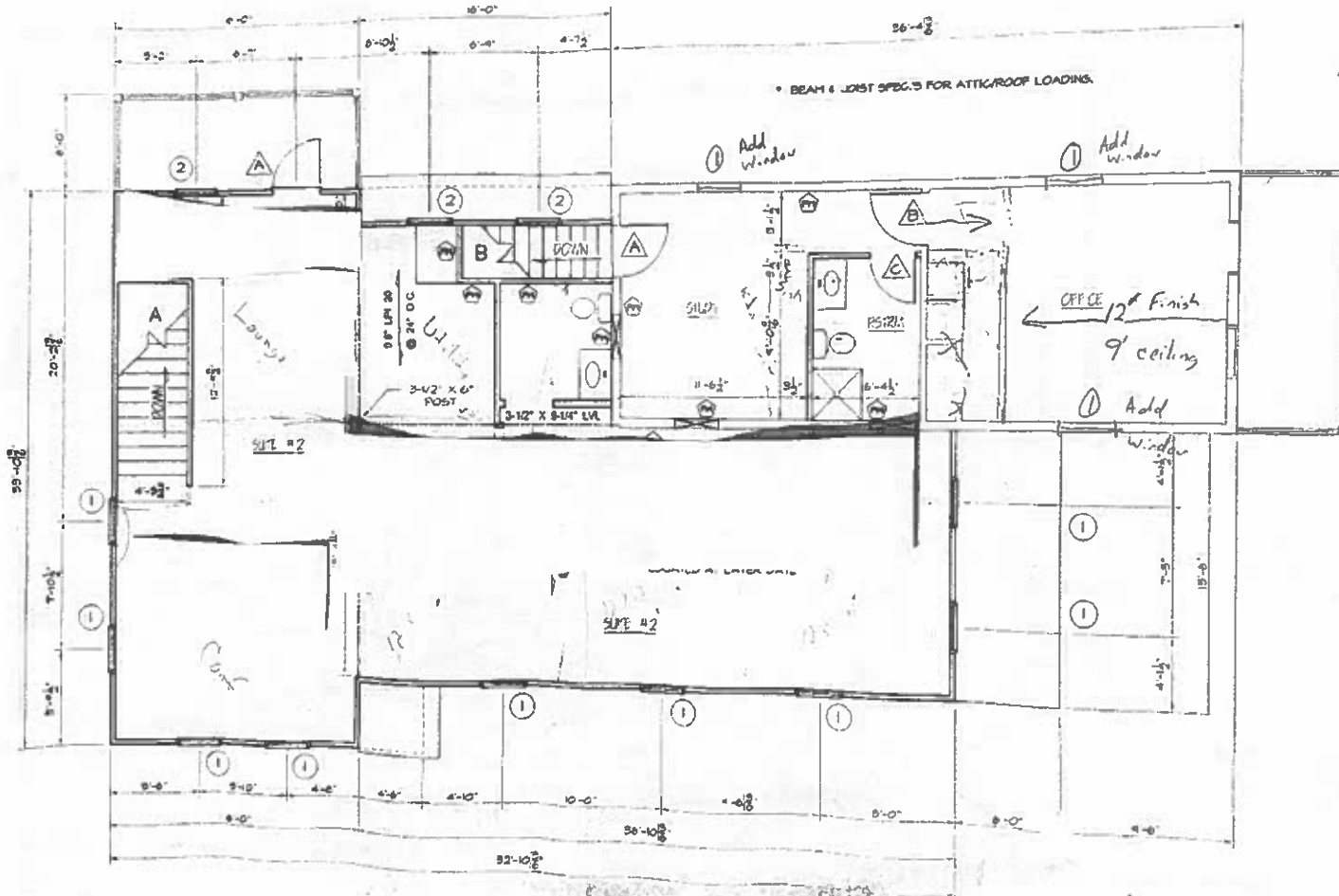
FOR PORCH
4.5

FOR FIRE
NOTES

SEE SHEET 6 OF 8 FOR STAIR &
HANDRAIL DETAILS

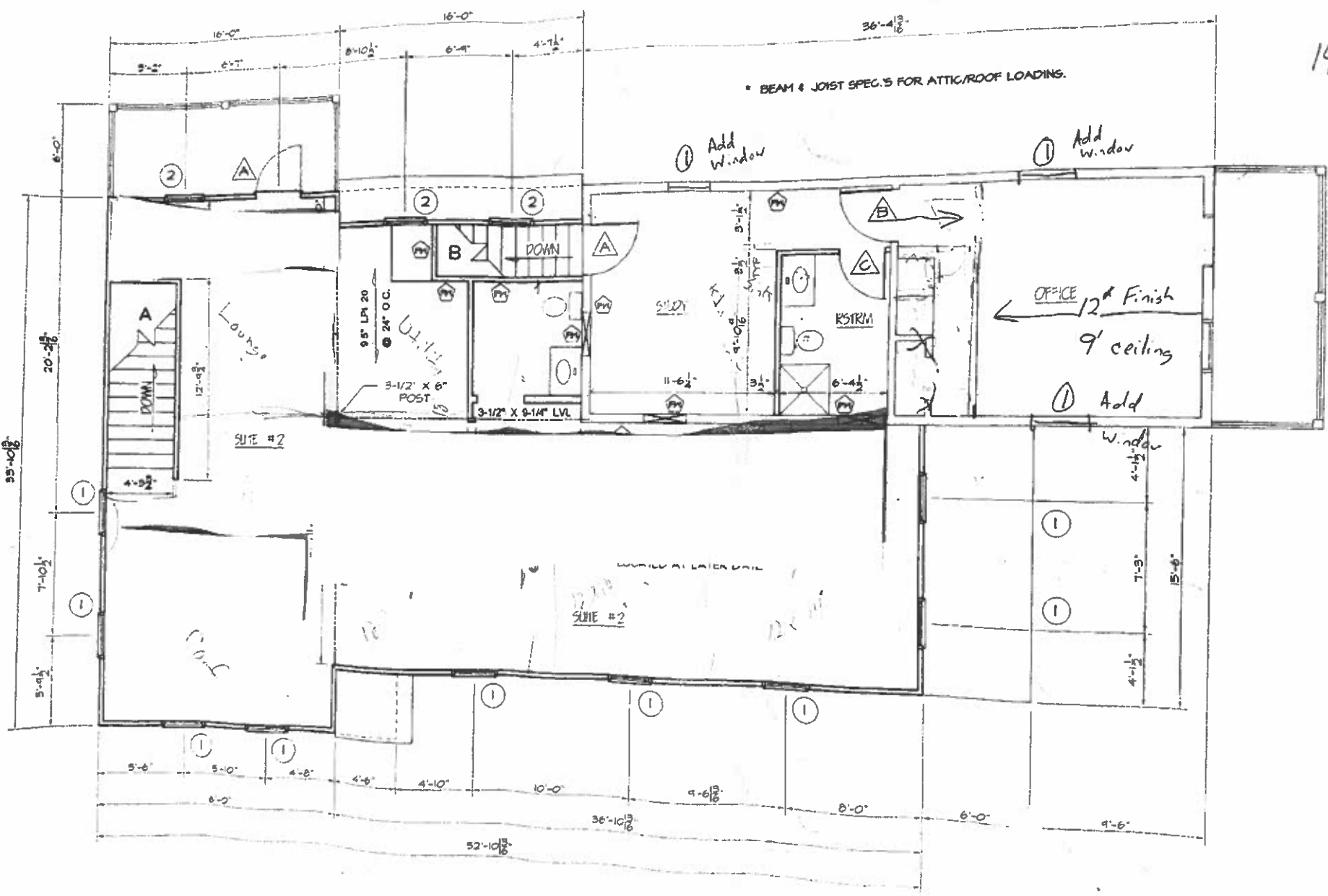
SEE SHEET 8 OF 8 FOR DOOR &
WINDOW SCHEDULES

TO BE FINISHED
ON WALLS IN
615 AND ON
PICTURE FRAM
150" DRYHALL
BOWER.



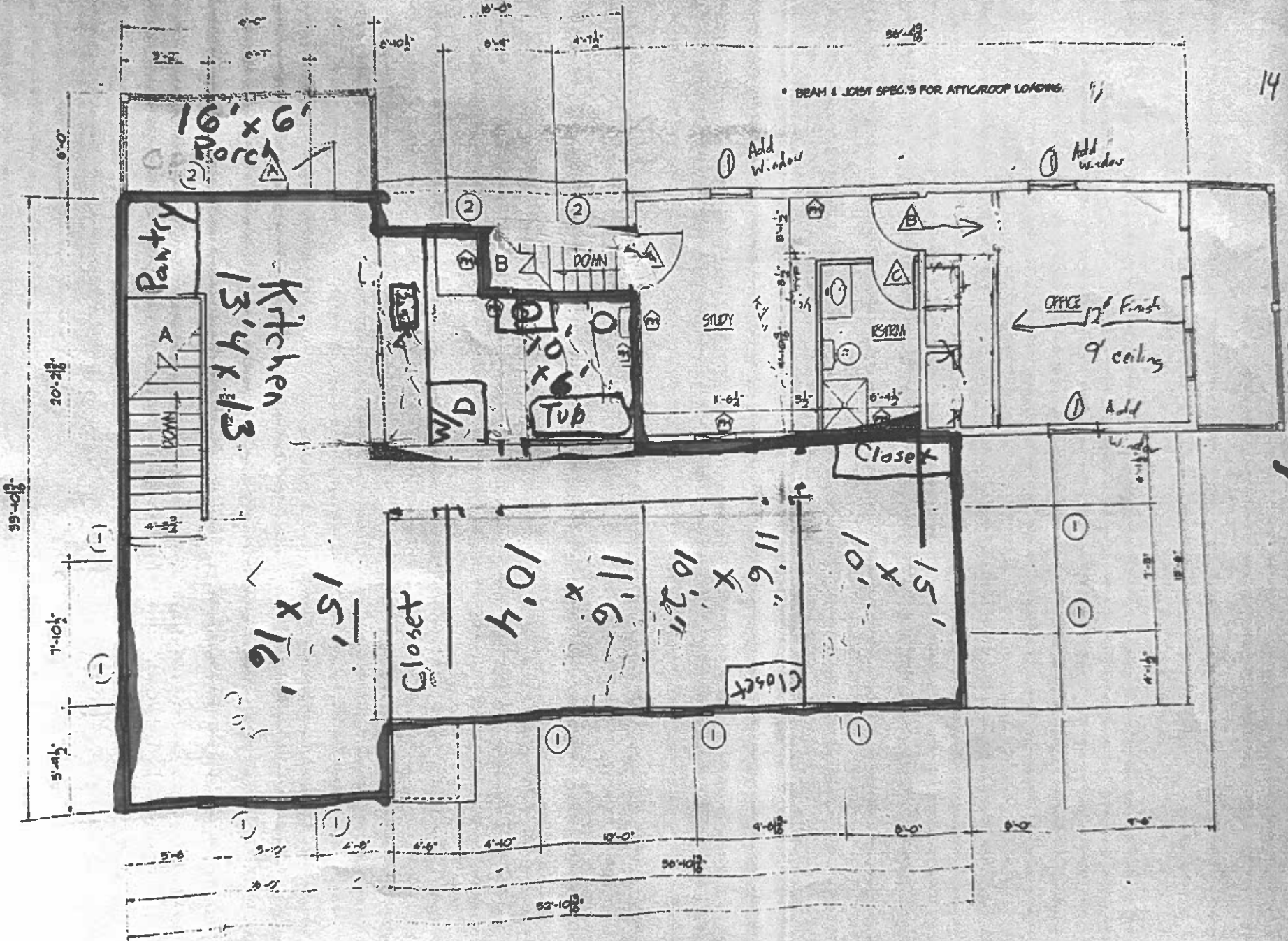
SECOND FLOOR PLAN

FR-20



SECOND FLOOR PLAN

• BEAM & JOIST SPEC.'S FOR ATTIC/ROOF LOADING.



208 Bay Street

SECOND FLOOR PLAN

DEED

Eastern Shore Title Company
117 Bay Street, P. O. Box 877
Easton, Maryland 21601
Phone: 410-820-4426 Fax: 410-820-4429
Website: www.estland.com
e-mail: title@estv.com

IMP FD SURE \$	5.00
RECORD FEE -	20.00
RECORDATION T	1,889.00
TR TAX COUNTY	1,650.00
TR TAX STATE	825.00
TOTAL	3,589.00
Res# TAB2	Rcpt # 46911
MAS 8423	Blk # 1182
AUG 30, 2008	01:46 PM

This Deed, Made this 29th day of August, 2000, by **TIMOTHY B. KEARNS**, of the first part, Grantor, and **JL-ML, LLC.**, a Maryland limited liability company, of the second part, Grantees.

Witnesseth:

THAT FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY FIVE THOUSAND DOLLARS and 00/100 (\$165,000.00) and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, **TIMOTHY B. KEARNS** does hereby grant and convey unto **JL-ML, LLC.**, a Maryland limited liability company, its successors and assigns, forever in fee simple, all the hereinafter described property:

ALL that lot or parcel of land situate in the Town of Easton, Talbot County, Maryland, and more particularly described according to a Certificate of survey prepared by Rauch, Walls & Lane, Inc., dated July 22, 1986 as follows:

BEGINNING for the same at a Marble Monument found, said Monument being at the northwest corner of the herein described land and being at the southeast intersection of the sides of Bay Street and Hammond Street, and from said Place of Beginning, (1) running by and with the south side of the said Bay Street North 87 degrees 49 minutes 40 seconds East 79.09 feet to an Iron Pipe found and the land now or formerly of 216 Bay Street Venture (Liber 567, folio 461); thence (2) by and with the said Venture land South 02 degrees 24 minutes 55 seconds East 109.41 feet to an Iron Rod set and the land now or formerly of Executive Services International Corporation (Liber 494, folio 721); thence (3) by and with the said Corporation land South 87 degrees 06 minutes 58 seconds West 77.48 feet to an Iron Pipe found and the aforementioned side of Hammond Street; thence (4) by and with the easterly side of Hammond Street North 03 degrees 15 minutes 09 seconds West 110.39 feet to the Place of Beginning, containing 8,603 square feet of land more or less.

BEING the same property conveyed unto Timothy B. Kearns from Donald J. Wooters, by Deed dated February 4, 1994 and recorded among the Land Records of Talbot County, Maryland in Liber No. 771, folio 979.

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

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said **JL-ML, LLC.**, a Maryland limited liability company, its successors and assigns, forever in fee simple. SUBJECT, HOWEVER, to the conditions and restrictions contained in a Deed form Historic Easton, Inc., to Jacques D. Bambling, et ux., dated February 17, 1975 and recorded among the Land Records of Talbot County, Maryland in Liber No. 490, folio 576.

LIBERO 973 FOLIO 730

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 973, p. 0730, MSA CE#1 910, Date available 01/02/2004, Printed 04/24/2025

State of Maryland Land Instrument Intake Sheet

[] Baltimore City [X] County: TALBOT

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1 Type(s) of Instruments		(If 1: Check Box If Addendum Intake Form is Attached.)					
		1 Deed	Mortgage	Other	Other		
		2 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/			
3 Tax Exemptions (If Applicable) Cite or Explain Authority		Recreational State Transfer County Transfer					
4 Consideration and Tax Calculations		Consideration Amount		Finance Office Use Only			
		Purchase Price/Consideration	\$ 168,000.00	Transfer and Recordation Tax Consideration			
		Any New Mortgage	\$ 465,000.00	Transfer Tax Consideration	\$		
		Balance of Existing Mortgage	\$	X () %	= \$		
		Other:	\$	Less Exemption Amount	= \$		
		Other:	\$	Total Transfer Tax	= \$		
		Full Cash Value	\$ 168,000.00	Recordation Tax Consideration	\$		
				X () per \$500	= \$		
				TOTAL DUE:	\$		
5 Fees		Amount of Fees		Agent:			
			Doc. 1	Doc. 2			
		Recording Charge	\$ 20.00	\$ 20.00			
		Surcharge	\$ 5.00	\$ 5.00	Tax Bill:		
		State Recordation Tax	\$ 1089.00	\$ 1980.00			
		State Transfer Tax	\$ 825.00		C.B. Credit:		
		County Transfer Tax	\$ 1630.00				
		Other	\$	\$	Ag. Tax/Other:		
		Other	\$	\$			
6 Description of Property		District	Property Tax ID No. (1)	Grantor L/ber/Folio	Map	Parcel No.	Var. LOG (1/5)
		03	005145	772/979	104	605	
		Subdivision Name		Lot (3a)	Block(3b)	Sec./AR(3c)	Plat Ref.
							SoF/Acreage(4)
							79x112x77x116
		Location/Address of Property Being Conveyed (2)					
		218 BAY STREET, EASTON, MD 21601					
		Other Property Identifiers (if applicable)			Water Meter Account No.		
		Residential (X) or Non-Residential ()	Fes Simple (X) or Ground Rent ()	Amount			
		Partial Conveyance? () Yes (X) No	Description/Amt. of SoF/Acreage Transferred:				
		If Partial Conveyance, List Improvements Conveyed:					
7 Transferred From		Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)		
		TIMOTHY B. KHARIS			JL-ML, 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)		
		JL-ML, LLC.			ST. MICHAELS BANK		
		New Owner's (Grantee) Mailing Address					
		1339 VICTORIA WEST, NORTH WEST STREET, 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)		
					ST. MICHAELS BANK		
10 Contact/Mail Information		Instrument Submitted By or Contact Person				<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided	
		Name: Gretchen L. Klekar					
		Firm: Eastern Shore Title Company					
		Address: P.O. Box 187					
		Easton, MD 21601				Phone: 410-820-4426	
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER		Assessment Information					
		Assessment Information	Yes	X	No	Will the property being conveyed be the grantee's principal residence?	
		Assessment Information	Yes	X	No	Does transfer include personal property? If yes, identify: _____	
			Yes	X	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 / 1		Appraisal Verification / Whole		Trans. Process Verification	
		Transfer Number	Date Received	Deed Reference	Assigned Property No.		
		Year	10	Geo	Map	Sub	Block
		Land		Zoning	Dist	Plat	Lot
		Subdiv		Use	Parcel	Section	Occ. Cd
		Year		Team Cd	Ev. St	Ev. Cd	
		REMARKS:					

Space Reserved for Circuit Court Recording Validation

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 973 p. 0732, MSA, CE91, 910, Data available 01/02/2004, Printed: 04/24/2025.

LIBR097.3 FOLIO732

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

As Witness the hand and seal of the Grantor, the day and year first above written.

WITNESS:

[Signature]

[Signature] (SEAL)
TIMOTHY B. KEARNS

State of Maryland
County of Talbot, to wit:

I Hereby Certify that on this 29th day of August, 2000, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared TIMOTHY B. KEARNS 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 further acknowledged said instrument to be his act, giving oath under penalties of perjury that the consideration recited is correct.

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

[Signature]
Notary Public

My Commission Expires: 9-15-01

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

[Signature]

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED
HEREIN HAS BEEN TAXED AND THE TAXES THEREON
RECORDED IN TALBOT COUNTY

DAVID H. LEWIS
SUPERVISOR OF ASSESSMENTS

PER R. ANDREW HOLLIS, FIN. OFFICER
8/30/00 KAS

IN THE COUNTY OF TALBOT, MARYLAND, THE TAXES
DUE ON THE PROPERTY INDICATED IN
THIS DEED HAVE BEEN PAID.

R. ANDREW HOLLIS, FIN. OFFICER

DATE 8/30/00 KAS

LIBERO 973 FOLIO 731



Town of Easton

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

(For official use only)

License No. 25-12114
 24-00012114

Fee 25.00

App. Date 2.20.2025

N/A
 (Planning and Zoning official) (Date)

[Signature] 2/20/25
 (Code Enforcement Official) (Date)

APPLICATION FOR RENTAL LICENSE

Circle One

RENEWAL or NEW LICENSE

Please Print

Rental Legal Address	218 BAY ST	Total Number of Buildings	Total Number of Units
	Easton, Maryland 21601	1	2

	Name(s)	Address	Telephone Numbers
Property Owner	JL-ML LLC	218 BAY STREET EASTON MD 21601	410-820-9599
			Email Address johnvlouis@gmail.com

Rental Information	<u>Within Historic District</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Type of Rental Unit</u> <input type="checkbox"/> Single Family Dwelling <input checked="" type="checkbox"/> Two Family Dwelling (Duplex) <input type="checkbox"/> Multi-Family Dwelling	<u>Property Management / Agent</u> <input type="checkbox"/> On-Site <input checked="" type="checkbox"/> Off-Site <input type="checkbox"/> Not Applicable
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	Name(s)	Address	Telephone Numbers
Property Management Agent	O.D. Property Management, LLC	2356 Lennep Lane St. Michaels, MD 21663	410-829-2395
			Email Address gingermarlou198@gmail.com

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

Suite ONE UNIT OWNER-OCCUPIED

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

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

[Signature]
 Owner/Agent

2/17/25
 Date

Office Use Only

Number of Units <u>1</u> x \$25.00 / Unit / Year	Total \$ <u>25.00</u>	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check No. <u>427</u>
Received by: <u>[Signature]</u>	Date Input By: <u>[Signature]</u>	Date <u>2.20.2025</u>



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

May 5, 2025

JI-MI, LLC
% Dr. John V. Louis
218 Bay Street
Easton, Maryland 21601

Re: BOZA Application SE - 1444 / SE 25 - 05
218 Bay Street
Tax Map 0104, Grid 00EA, Parcel 0606
Easton, Maryland 21601

Dr. Louis,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on **Tuesday, May 20, 2025 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 5, 2025

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, May 20, 2025 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 - 1444 / SE 25 - 05 has been filed by Dr. John V. Louis on behalf of JI-MI, LLC (Applicant/Owner), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for Short-term Housing, use (1) 121 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as a short-term rental in the CB – Central Business zoning district. The property is located at 218 Bay Street, Easton, Maryland, also known as Tax Map 0104, Grid 00EA, Parcel 0606, and is situated in the CB – Central Business zoning district.

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



Subject property posting pursuant to Section 28-901.2.H.2 of the Town of Easton Zoning Code - May 5, 2025.

NOTICE

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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 20, 2025 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.

TOWN OF EASTON BOARD OF ZONING APPEALS

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


29088 Airpark Drive
Easton, MD 21601

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND
COUNTY OF: Talbot County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "Application SE-1444 TOE..." was published in the:

The Star Democrat 05/03/25


**James F. Normandin
President & Publisher**

NOTICE

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TOWN OF EASTON BOARD OF ZONING APPEALS

3079664 SD 5/3/2025