



**Town of Easton Board of Zoning Appeals
Final 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** —

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

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

Applicant Presentation:
Brittany Wallace, Lane Engineering LLC
Jonathan Contant, Brookfield Holdings Easton LLC

Public Comment — None
Public Comment Written — None

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

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

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

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

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

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

Applicant Presentation:
Beverly Rohman

Public Comment — None

Public Comment Written:
Paul Popick, 29753 Emanuel Street

Board Member Weber moved to approve the Variance request as submitted. Board Member Krebeck seconded the motion.

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

- 4. **Discussion Item** — None

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