



# Board of Zoning Appeals MEETING AGENDA

Tuesday, June 17, 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 May 20, 2025 meeting.

**3. Election of Officers**

**4. Applications**

- a. **Application:** SE - 1472 / SE 25 - 06  
**Applicant:** Gant & Associates  
**Location:** 203 S. Harrison Street  
Tax Map 0105, Grid 0000, Parcel 2099  
**Zoning District:** R-10A  
**Request:** Special Exception request pursuant to Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (1) 101 in Table 2.1 of Section 28-201 to be utilized as a Accessory Dwelling Unit\* in the R-10A zoning district.

The Applicant is seeking to repurpose an existing 24' x 24' garage to a one-bedroom cottage.

**5. Adjournment**



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

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

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

**Attendance:**

Board Members:

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

Staff:

Miguel Salinas, Planning and Zoning Director  
Lynn B. Thomas AICP, Town Planner - Long  
Range  
Joseph Mayer, Plan Reviewer  
Nicholas Johnson AICP, Town Planner -  
Current  
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 April 15, 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.:** SE - 1437 / SE 25 - 03

**Applicant:** C&C Architecture on behalf of Walbridge Real Estate Investments LLC

**Location:** 201 E. Dover Street, Easton, MD 21601  
Tax Map 0104, Grid 00EA, Parcel 1167

**Zoning:** CB

**Request:** The Applicant is requesting a Special Exception 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 seeking to operate a seven (7) unit mansion apartment. The proposed scope of work includes converting an existing one-bedroom unit on the second floor into two units.

**Background:** The property is currently developed as a two-and-a-half story mansion apartment building containing six residential units. There is no known record identifying when the current mansion apartment use began, however, Town rental license records indicate that the subject property has contained six (6) dwelling units since 2010.

Staff recommends the following conditions:

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.

**Staff Presentation:**

Nicholas Johnson AICP, Planner  
Miguel Salinas, Director of Planning and Zoning  
Lynn B. Thomas AICP, Town Planner - Long Range

**Applicant Presentation:**

Christian Chute, C&C Architecture  
Randall Wallbridge, Wallbridge Real Estate Investments LLC

**Public Comment:**

Lisa Miller, 203 E. Dover Street

**Public Comment Written** — None

**Vice Chairman Molchan moved to approve the Special Exception request subject to the following condition:**

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 (May 20, 2027). Failure to comply will void the Special Exception.**

**Board Member Weber seconded the motion.**

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

- b. File No.:** SE - 1438 / SE 25 - 04  
**Applicant:** Hair O' the Dog Wine & Spirits  
**Location:** 219 Marlboro Avenue # 14, Easton, MD 21601  
Tax Map 0101, Grid 00EA, Parcel 0265  
**Zoning:** PUD with a base zoning district of CG

**Request:** The applicant is requesting requesting a Special Exception 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.

Staff recommends the following condition:

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.

**Staff Presentation:**

Nicholas Johnson AICP, Planner  
Miguel Salinas, Director of Planning and Zoning  
Lynn B. Thomas AICP, Town Planner - Long Range

**Applicant Presentation:**

Joseph Petro, Hair O' the Dog Wine & Spirits

**Public Comment** — None

**Public Comment Written** — None

**Board Member Weber moved to approve the Special Exception subject to the following condition:**

1. **The Applicant shall obtain a Certificate of Occupancy within two (2) years from the date the Special Exception is granted (May 20, 2027). Failure to comply will void the Special Exception.**

**Board Member Krebeck seconded the motion.**

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

c. **File No.:** SE - 1444 / SE 25 - 05

**Applicant:** JL-ML, LLC  
% Dr. John V. Louis

**Location:** 218 Bay Street, Easton, MD 21601  
Tax Map 0104, Grid 00EA, Parcel 0606

**Zoning:** CB

**Request:** The applicant is requesting a Special Exception 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.

**Background:** This request stems from a Code Enforcement case (#25-0355) opened on April 15, 2025 for the operation of a short-term rental without a Special Exception.

Staff recommends the following conditions:

1. The Applicant shall obtain a Rental Housing License for the short-term rental within one (1) month from the date the Special Exception is granted.
2. If at any time the property ceases to be the property owner's primary residence, this Special Exception shall be void.

**Staff Presentation:**

Nicholas Johnson AICP, Planner  
Miguel Salinas, Director of Planning and Zoning  
Lynn B. Thomas AICP, Town Planner - Long Range  
Aaron Cooper, *Esq.* Legal Associate

**Applicant Presentation:**

John-Vincent Louis  
Michelle V. Louis

**Public Comment** — None

**Public Comment Written** — None

**Board Member Krebeck moved to approve the Special Exception request subject to the following conditions:**

1. **The Applicant shall obtain a Rental Housing License within 90 days from the date the Special Exception is granted (August 18, 2025).**
2. **An affidavit duly signed by the Applicant shall be submitted to the Planning and Zoning Department. The affidavit must attest that the property upon which the short-term housing is located (or an outbuilding located on the same property provided said outbuilding satisfies all Building, Fire and Safety Regulations for use in this manner) is the principal residence of the owner of the property. The affidavit shall also affirm that the Town will be notified if this property ceases to be the principal residence of the property owner.**

**Vice Chairman Molchan 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 seconded. The meeting was adjourned at 10:07 a.m.**



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

**EXHIBIT SUMMARY**  
**for 203 S. HARRISON STREET**  
**SE - 1472 / SE 25 - 06**  
**2025 - 06 - 17**

**Applicant notified of hearing date:** Email: 2025-05-30 – 18 days

**Exhibit A:** Staff Report: 2025-06-10 – 7 days

**Exhibit B:** Application

**Application:** 2025-05-20 – 28 days  
Special Exception Application SE - 1472  
Special Exception Checklist and Findings of Fact  
Site Plan  
Description of Project  
Architectural Drawings  
May 18, 2025 Owner Authorization Letter  
Existing Site Photos  
December 2020 Recorded Deed

**Proof of Payment:** 2025-05-20 – 28 days

**Exhibit C:** Notices

**Applicant Hearing Letter:** 2025-05-30 – 18 days

**400' Notices Distributed:** 2025-05-29 – 19 days

**Picture of Property Sign Posting:** 2025-06-02 – 15 days

**Exhibit D:** Public Advertisement

**Advertisement sent to the Star Democrat:** 2025-05-29 – 19 days

**Advertisement run in Star Democrat:** 2025-05-31 – 17 days

Star Democrat Proof  
Certificate of Publication

**Written Public Comment:**

John Mann and Dru Haines

# 3a

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

**SUBJECT:** SPECIAL EXCEPTION 1472

**ELECTION WARD:** Ward 2

**CRITICAL ACTION DATE:** At the pleasure of the Board.

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

**APPLICANT:** Kurt Gant on behalf of Robert and Maureen Fogarty

**PURPOSE:** The applicant is seeking a special exception to convert an existing garage into an Accessory Dwelling Unit (ADU) within the R10A Zoning District.

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

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<b>APPLICATION INFORMATION:</b>	
<b>APPLICANT:</b> Robert and Maureen Fogarty 203 S Harrison Street Easton MD, 21601	<b>REPRESENTATIVE:</b> Kurt Gant
<b>PARCELS/ACREAGE:</b>	
Parcel Information	Acreage
Map 105, Parcel 2099	0.22

<b>ACCEPTANCE DATE:</b> May 20, 2025	<b>LOCATION:</b> 203 S Harrison Street
<b>EXISTING ZONING</b> R10A	<b>EXISTING LAND USE:</b> Residential
<b>HISTORIC DISTRICT:</b> Yes	<b>FUTURE LAND USE:</b> Residential

**CONTEXT:**

Location/Site Access – The subject property is located at the intersection of S Harrison Street and Brook Lane which is best described as an alley. Vehicular access to the property is provided by Tyler’s Lane which is also best described as an alley. Public sidewalk exists along the entirety of the property’s frontage on S Harrison Street.

Existing Conditions – The subject property is best described as a 0.22-acre property containing a 3,254 square foot single family dwelling unit. A 24-foot by 24-foot garage is located in the rear yard. Permit records indicate that this garage once functioned as a living area but was converted to a garage in 2002. An approximately 19-foot by 19-foot gravel parking area is located off of Tyler’s Lane directly adjacent to this garage.

Surrounding Properties –

	<b>Land Use</b>	<b>Zoning District(s)</b>	<b>Future Planned Land Use</b>
<b>South</b>	Residential	R-10A	Residential
<b>East</b>	Residential	R-10A	Residential
<b>West</b>	Residential	R-10A	Residential
<b>North</b>	Residential	R-10A	Residential

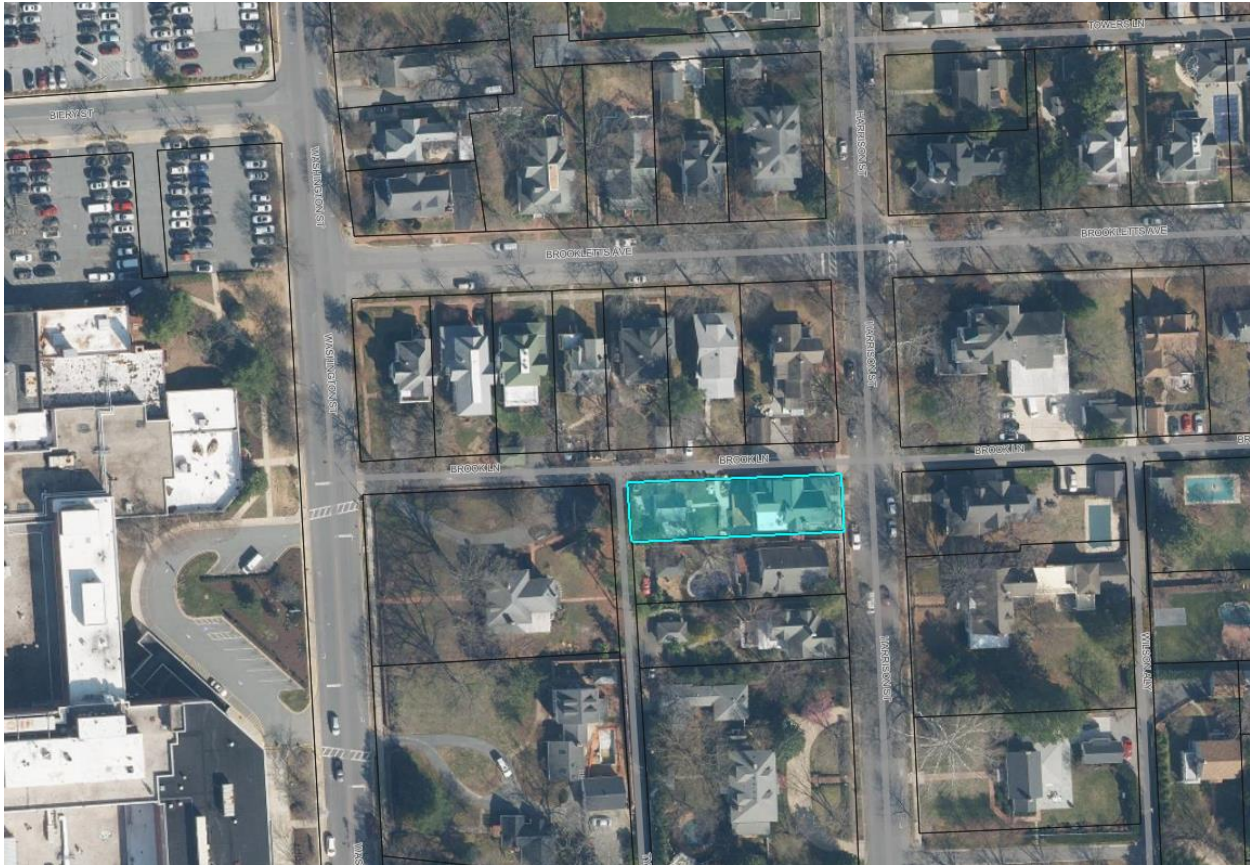


Figure 1: Vicinity Map

**PROPOSAL:** The applicant is seeking a special exception to convert an existing 24-foot by 24-foot garage into an Accessory Dwelling Unit (ADU). There are no proposed exterior alterations or changes to the footprint of the building. The applicant has stated that the garage is already served by public utilities including water, sewer, and electric. The only proposed alterations are on the interior to convert the garage into a studio apartment.

#### **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 footprint of the building that would affect the structures conformance with the requirements of the R-10A Zoning District. In addition to the requirements of the R-10A district, accessory dwelling units (ADUs) are subject to supplemental standards found in §28-1007.1.7 of the Town Code. These standards are:

*a. Applicant shall have or obtain a Town of Easton Rental Housing License for the rental unit.<sup>1</sup>*

<sup>1</sup> Rental housing license requirements are found in Chapter 14 of the Town Code and administered by the Town's Code Enforcement Department.

- b. One additional off-street parking space shall be provided for the granny flat.*
- c. No more than one granny flat may be created on any one lot under the terms of these provisions.*
- d. The principal residence associated with the application for a granny flat must be occupied by the owner of the property.*

The proposed ADU meets both requirements of items c and d as the proposed ADU would be the only one on this lot and the principal residence is owner occupied. In regards to the requirement for one additional off-street parking space, there are two existing off-street parking spaces on this property. The Zoning Ordinance parking standards state "...if at any time in the future the use of the property changes to one which requires greater off-street parking space, the extra space shall be provided" (§28-1001.2.B). In this case, the applicant will need to provide at least one 9' x 18' perpendicular parking space or an 8' x 22' parallel parking space to satisfy the minimum parking requirement.

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

**Analysis** – The surrounding area is residential in nature and will not have any adverse effects on the health, safety, and general welfare. Any rental units in the new ADU will need to be licensed through the Town's rental licensing program and will be inspected on an annual basis.

**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** – Easton Utilities will review the building permit application for the proposed ADU and verify that adequate water and sewer are provided for the use. A development impact fee will also be assessed prior to the issuance of a building permit that is used to fund public facilities that are impacted by the creation of a new dwelling 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** – The creation of a new one-bedroom dwelling unit will not generate a number of vehicular trips that would create congestion or undue traffic hazards. Adequate off-street parking will need to be provided for the new dwelling unit

**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 will not create undue smoke, odor, or noise. 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 surrounding area is overwhelmingly residential in nature which is consistent with the proposed use.

**g. The proposed use shall be in conformity with the provisions of the Easton Comprehensive Plan including those provisions of the Comprehensive Plan relating to design and performance standards for the development or redevelopment of land. In addition to the criteria set forth elsewhere herein when considering an application for additional principal uses upon an approved lot, the proposed additional uses shall be compatible and complementary and uses customarily found near or in conjunction with one another. This provision may not be used to permit shopping centers which are governed by other provisions of this Ordinance.**

**Analysis** – The Comprehensive Plan’s future land use map identifies this property as appropriate for residential uses which is consistent with what is proposed. The Comprehensive Plan’s Housing Chapter also places a great deal of emphasis on providing affordable housing. Accessory Dwelling Units (ADU’s) are one tool that has been identified for providing additional affordable housing across the Country. The American Planning Association states that ADU’s “have the potential to increase housing affordability (both for homeowners and tenants), create a wider range of housing options within the community, enable seniors to stay near family as they age, and facilitate better use of the existing housing fabric in established neighborhoods.” Many communities have begun permitting ADU’s by-right in order to facilitate the creation of this often-affordable housing type.

**RECOMMENDED CONDITION(S):**

1. The applicant shall obtain a rental housing license if the new dwelling unit is to be rented.
2. The applicant shall demonstrate during the building permit review process that one additional off-street parking space is being provided. This parking space must meet the minimum dimensions found in Table 10.1 of the Zoning Ordinance and be constructed of a material that is dust free and resistant to erosion.
3. The applicant shall obtain a building permit for the proposed alterations within two (2) years from the date the special exception is granted.

**DRAFT MOTIONS:**

1. I move that the Board of Zoning Appeals **approve** Special Exception 1472 with staff’s recommended conditions.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1472 based on the following findings...

OR

3. I move an alternate motion.

RECEIVED  
MAY 20 2025  
TOWN OF EASTON



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

### BOARD OF ZONING APPEALS APPLICATION

#### APPLICATION TYPE

VARIANCE       APPEAL       SPECIAL EXCEPTION

#### PROPERTY INFORMATION

ADDRESS	203 S. HARRISON ST						
TAX MAP	105	GRID		PARCEL	2099	LOT	
DEED REFERENCE	LIBER	2781	FOLIO				
PLAT REFERENCE	LIBER		FOLIO				
EXISTING USE	RES.						
ZONING DISTRICT							

HISTORIC DISTRICT Y  N       Planned Redevelopment District Y  N

#### OWNER

NAME	ROBERT FOGARTY		
MAILING ADDRESS	203 S. HARRISON ST		
TELEPHONE NO.		EMAIL	

#### APPLICANT OR AGENT

NAME	KURT GAUST		
MAILING ADDRESS	27040 Buryly Ln		
TELEPHONE NO.		EMAIL	

#### Surveyor / Engineer

NAME	DAVIS RICHEN & FRIGDEL, INC.		
License Number and Expiration	11052		
MAILING ADDRESS	205 AUSTON ST EASTON MD. 21601		
TELEPHONE NO.	410 770 4746	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	5/12/25
PRINTED NAME OF APPLICANT OR AGENT	KURT SAUT

*For Office Use Only*

Project Number	SE 25 - 06	Fee Received	\$700.00
Application Number	SE - 1472	Application Notification	05/30/2025
Filing Date	05/20/2025	Property Posting Date	06/02/2025
BOZA Hearing Date	06/17/2025	Notice(s) Published	05/31/2025
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"> <li>• Property boundaries and dimensions</li> </ul>	✓	
<ul style="list-style-type: none"> <li>• Locations and dimensions of all existing and proposed structures and their locations measured from the nearest property lines</li> </ul>	✓	
<ul style="list-style-type: none"> <li>• Setbacks from property lines</li> </ul>	✓	
<ul style="list-style-type: none"> <li>• Adjoining roads</li> </ul>	✓	
<ul style="list-style-type: none"> <li>• Established easements</li> </ul>	✓	
<ul style="list-style-type: none"> <li>• Perennial and intermittent streams</li> </ul>	✓	
<ul style="list-style-type: none"> <li>• Tidal and non-tidal wetlands</li> </ul>	✓	
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	N/A	

57

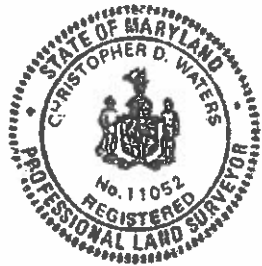
If the applicant is not the owner of the subject property, documentation of legal interest in the property or authorization to file application from or on behalf of the owner		
A copy of the deed conveying present ownership of the property		
A copy of any covenants or restrictions on the property recorded among the Land Records of Talbot County	n/a	
Additional documents, records, and exhibits that the applicant intends to introduce or rely upon at the public hearing		
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; *The existing 24x24 structure's exterior will remain the same.*
  - 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 current structure currently has active water, sewer & electric.*
  - 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 has 3 pff street parking spots in the rear (Taylor Ln)*
  - 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 current & proposed use is residential. Proper drainage is already established & will not be altered.*
  - f. the proposed use will not adversely affect the established character of the area. *The exterior is going to remain as is. It is being returned to its original purpose*
  - 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
- There will be no disturbance to the lot. The footprint is remaining the same. The current & proposed use is residential.*

**GENERAL NOTES**

1. PROPERTY: 203 S. HARRISON STREET  
ADDRESS: EASTON, MARYLAND 21601
2. TAX MAP: 105, PARCEL 2099
3. CURRENT DEED REF: 2781 / 57
4. THE LAND SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON F.I.R.M. 24041C0189D DATED 07/20/2016
5. ALL DIMENSIONS SHOWN TO THE APPARENT PROPERTY LINES ARE MEASURED TO THE NEAREST FOOT.

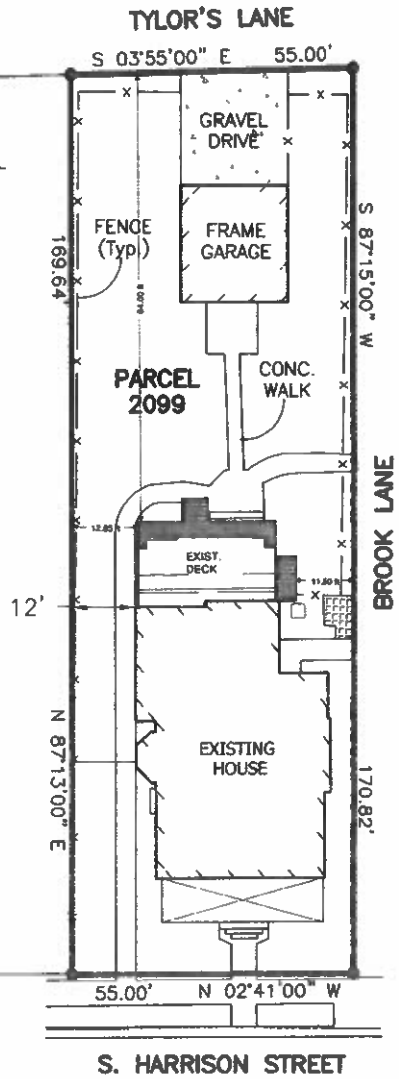


**SURVEYOR CERTIFICATION**

I DO HEREBY CERTIFY THAT I HAVE MADE, OR SUPERVISED AN INSPECTION OF THE PROPERTY SHOWN, FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON ONLY, INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY IN CONNECTION WITH THE CONTEMPLATED TRANSFER OF FINANCING OR REFINANCING. THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES AS SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

*Christopher D. Waters* 8/17/21

CHRISTOPHER D. WATERS DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND No. 11052



**DAVIS, BOWEN & FRIEDEL, INC.** ARCHITECTS ENGINEERS SURVEYORS  
EASTON, MARYLAND (410) 770-4744  
SALISBURY, MARYLAND (410) 543-9091  
MILFORD, DELAWARE (302) 424-1441

**LOCATION DRAWING**  
ON THE LANDS OF  
**ROBERT H. FOGARTY**  
(TRUSTEE)  
IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND

Date: 8/17/21    Scale: 1" = 30'    Proj.No.: 3987

## DESCRIPTION OF PROPOSED PROJECT

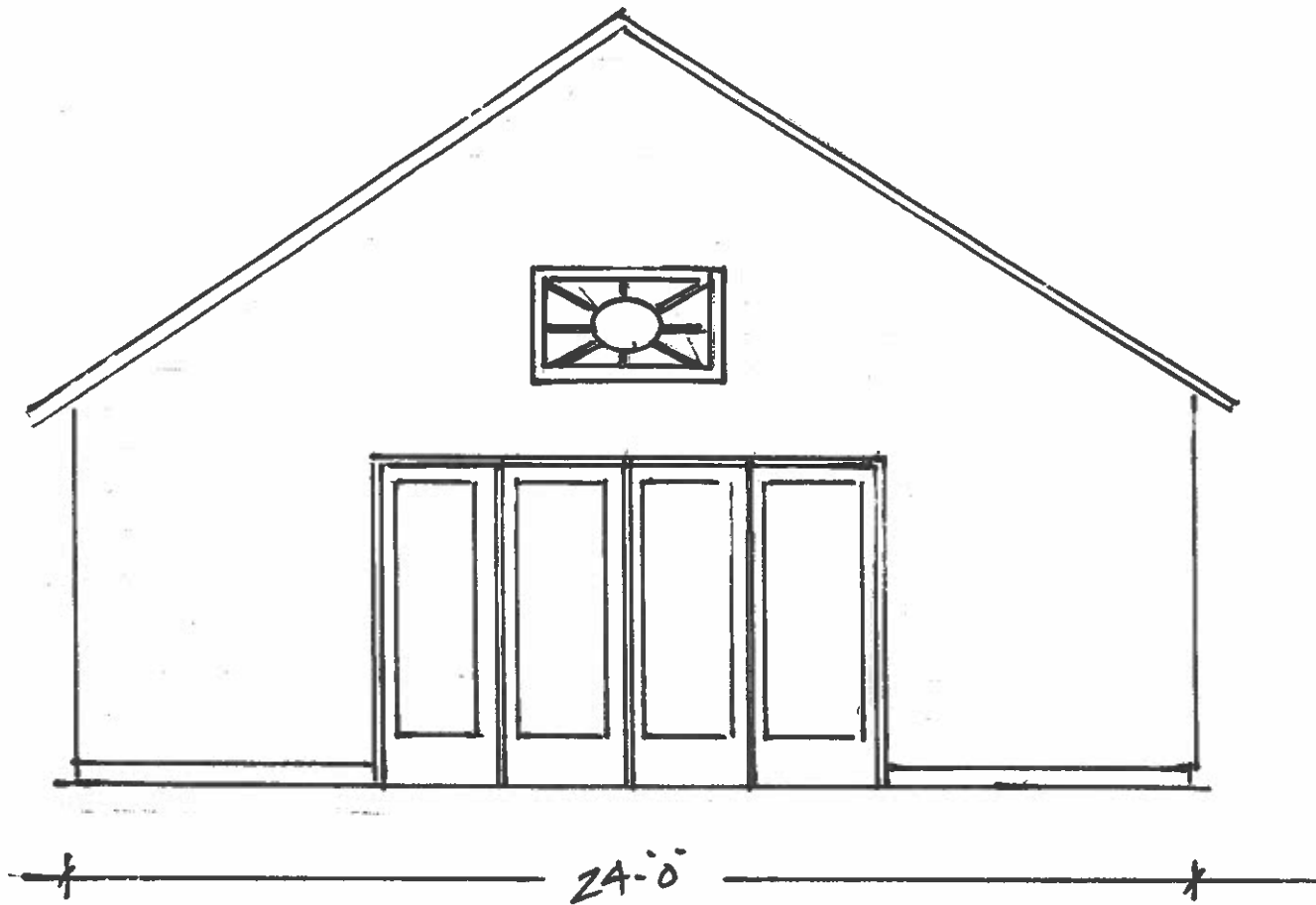
Re: Fogarty - 203 S. Harrison Street

The 24 x 24 structure at the rear of the lot was originally built as a cottage with water, sewer, electric and HVAC, all of which are currently working. A previous owner converted the building into a two car garage. We propose to convert it back into a one room cottage in order to provide an independent living space close to the family for the owner's adult special needs son (letter from owner attached). The exterior of the structure will remain the same so there will be no impact to the established character of the area.

The proposed project will not:

- Adversely affect the health, safety and general welfare of the residents in the area
- Interfere with the adequate and orderly provision of public facilities necessary to service the area
- Create congestion in the streets or undue traffic hazards and that adequate egress and ingress are provided
- Adversely affect the area and surrounding property due to adverse environmental characteristics including undue smoke, odor, noise, improper drainage, or inadequate access.

203 S HARRISON ST  
AS BUILT OF FRONT ELEVATION TO REMAIN THE SAME P.1



FOGARTY  
24 X 24 COTTAGE  
1/4" = 1'0" FRONT S/25

203 S. HARRISON ST

AS BUILT OF REAR ELEVATION TO REMAIN THE SAME P.2

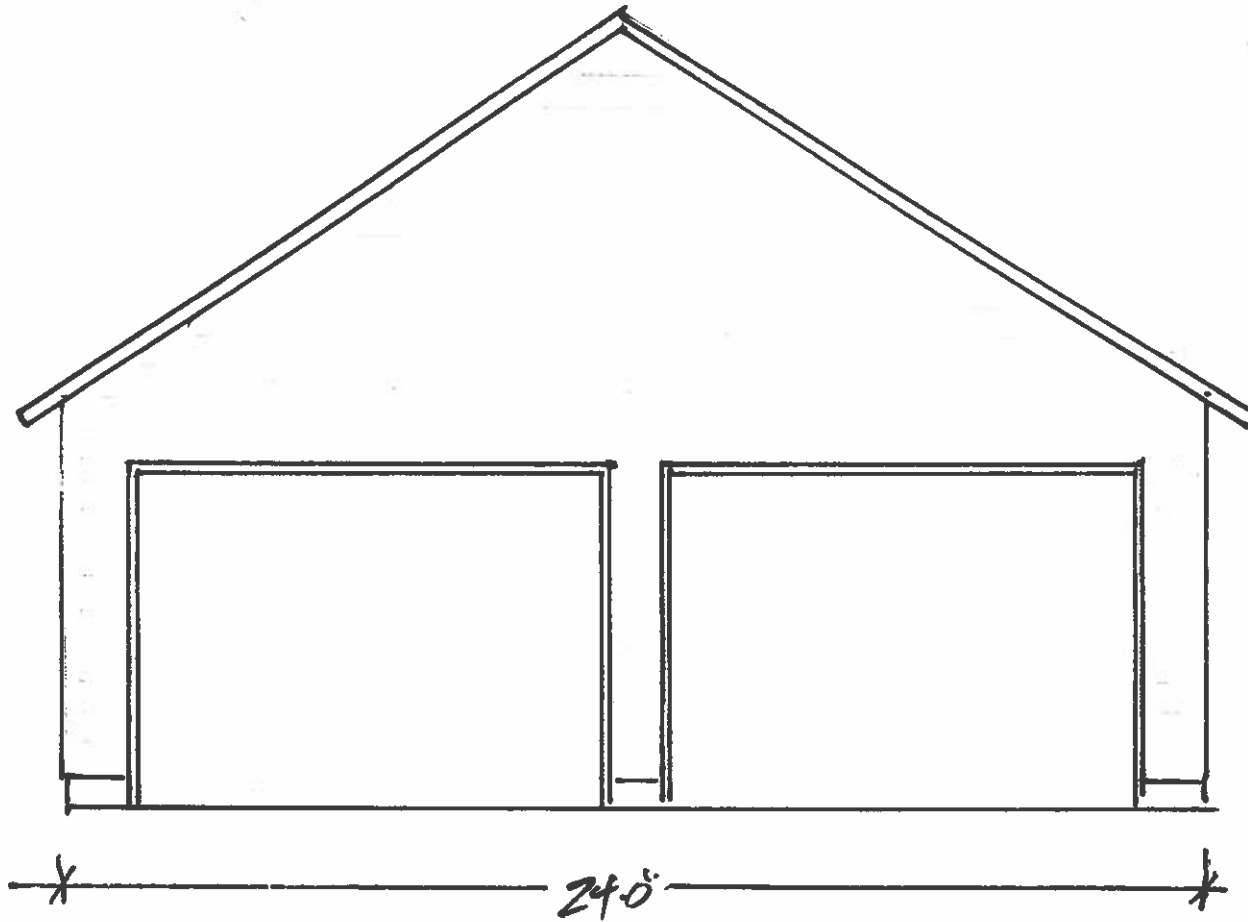
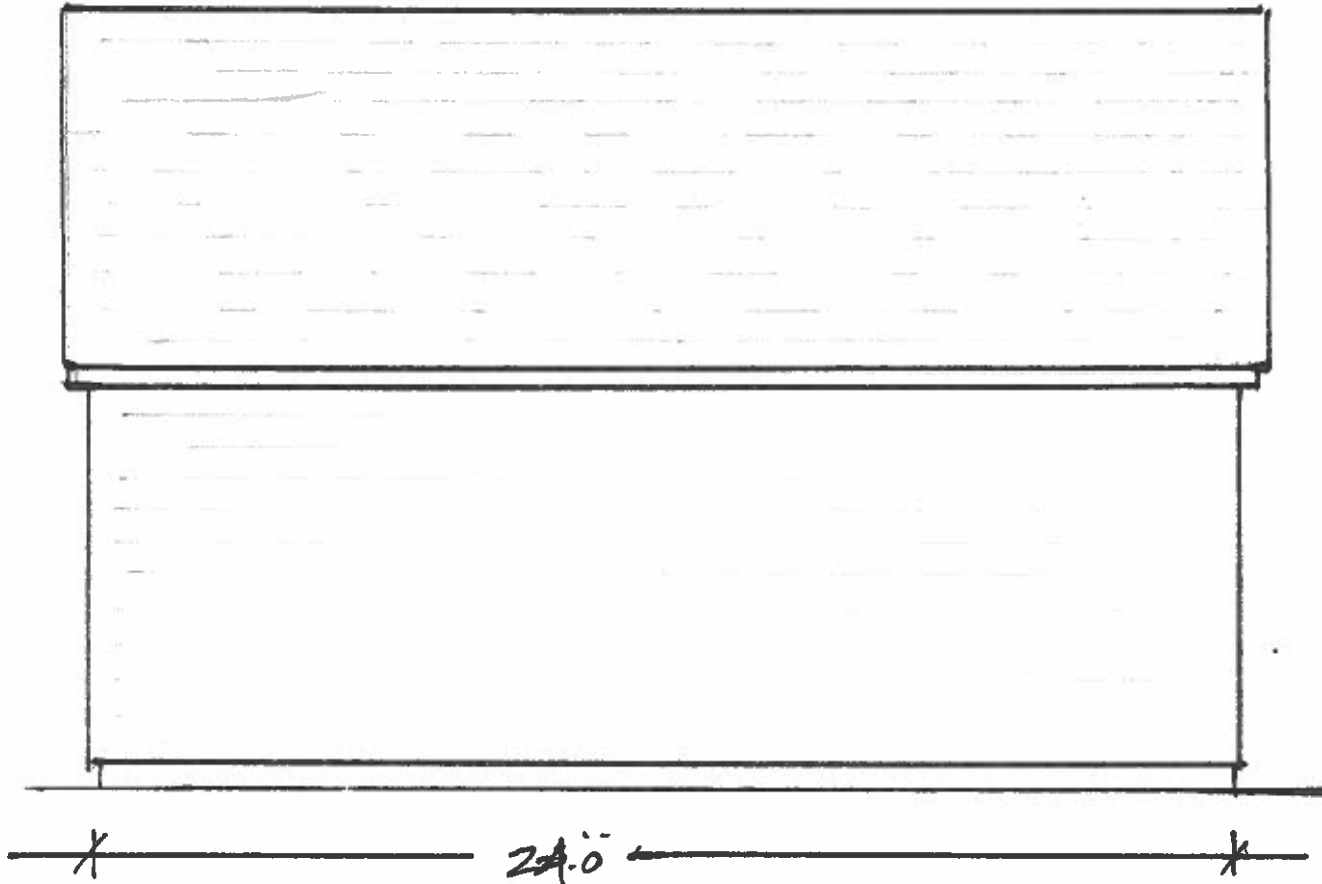


FIGURE  
24X24 COTTAGE  
1/4 = 10 GABLE 9/25

203 S. HARRISON ST.

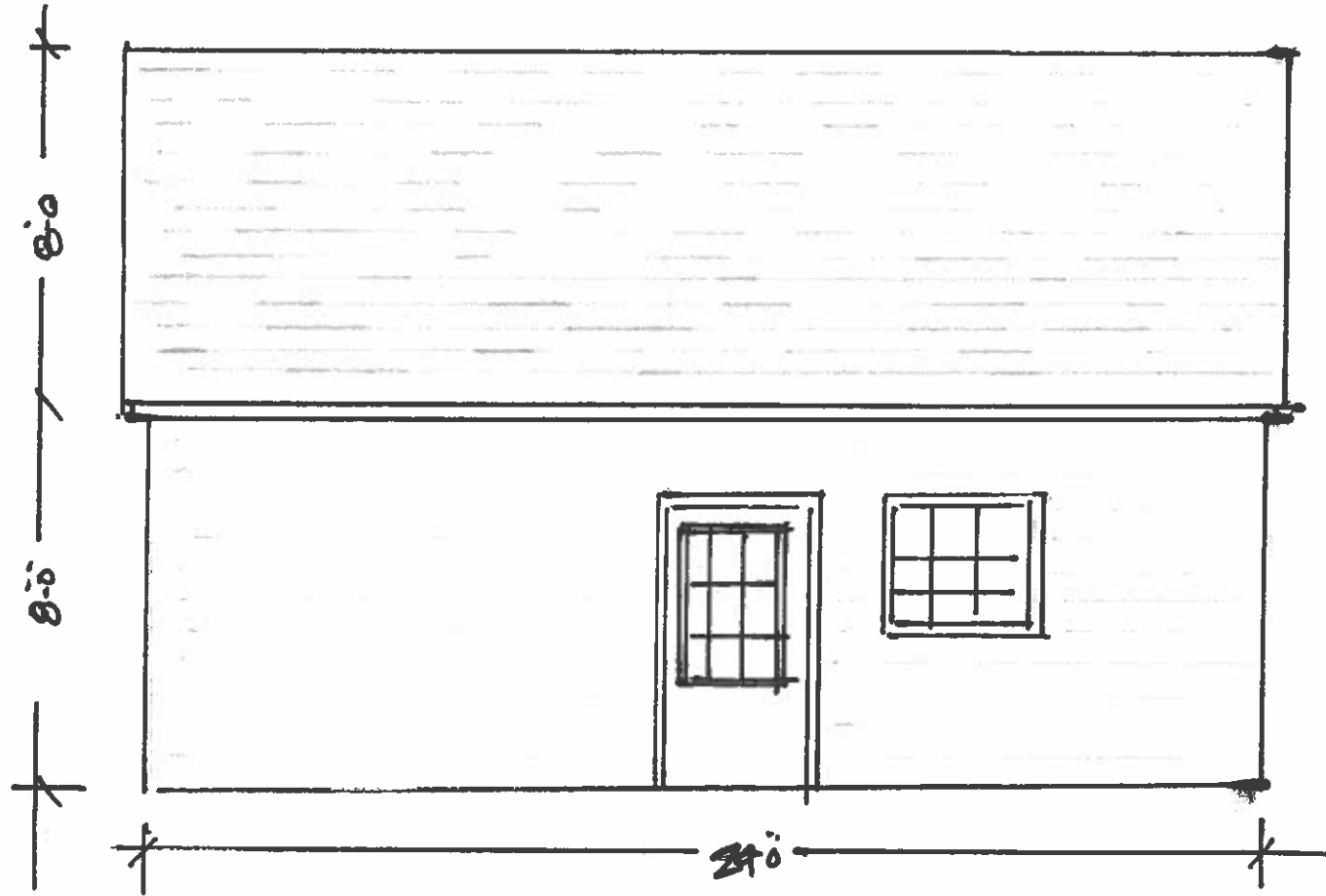
AS PART OF RIGHT SIDE ELEVATION TO REMAIN THE SAME P.3



POGARTY  
24X24 COTTAGE  
1/4" = 1'-0" GAWT 5/25

203 S HARRISON ST.

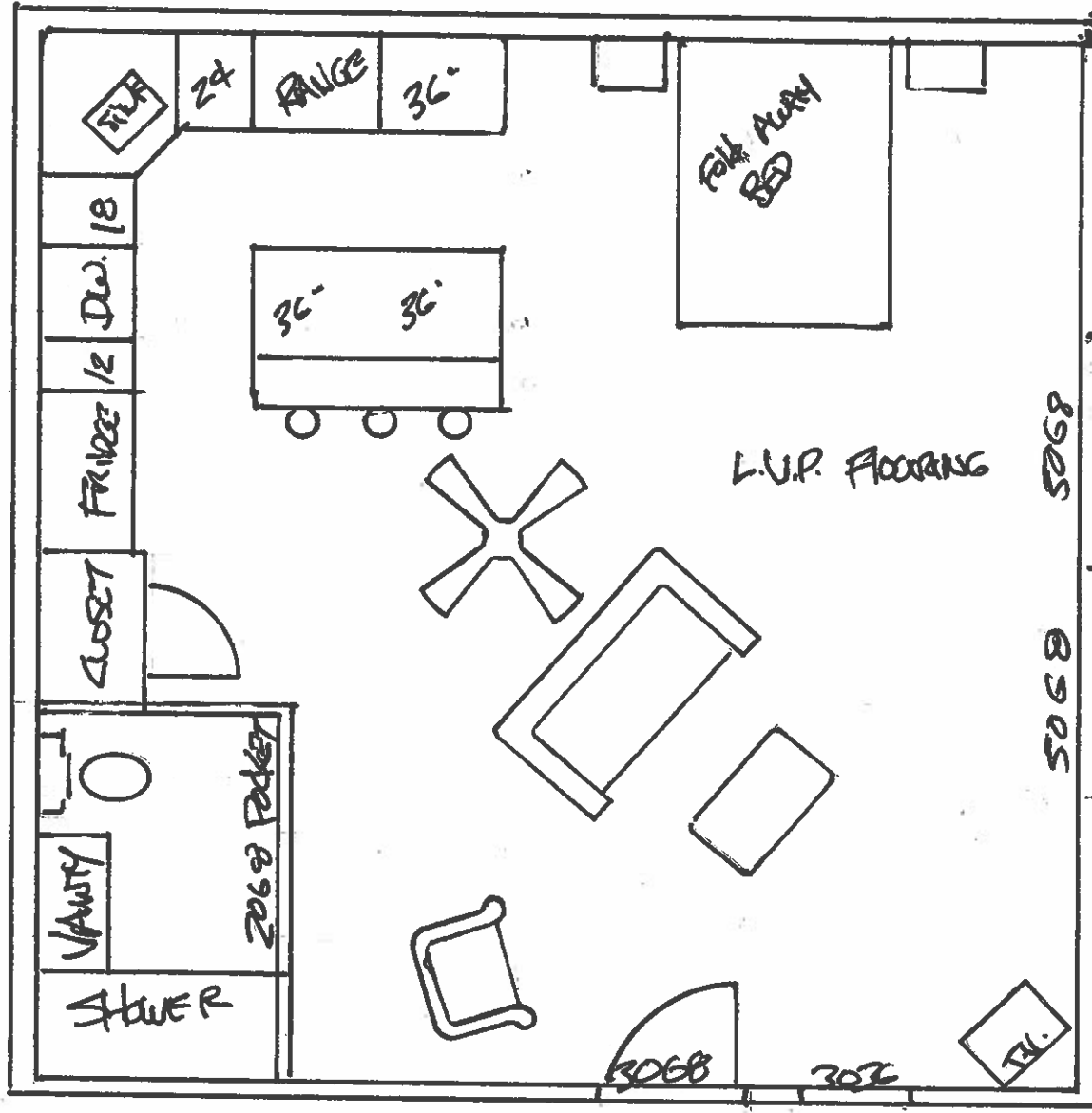
AS BUILT OF LEFT SIDE ELEVATION TO REMAIN THE SAME  
P. 4



FOGARCH RES  
24 X 24 COSTUME  
1/4" 1/8" GANT

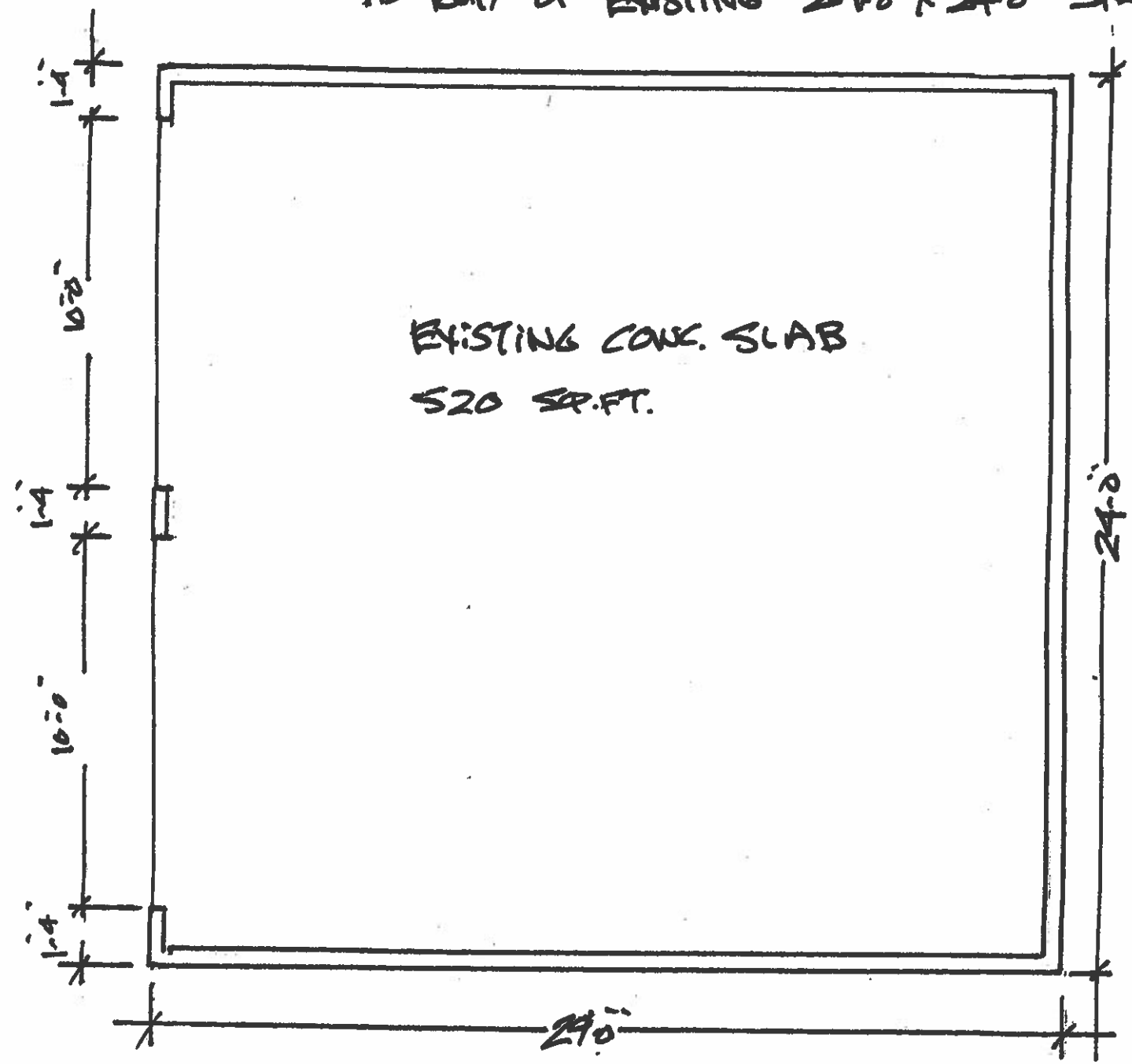
203 S. HARRISOW ST  
PROPOSED FLOOR PLAN

P. 5



FOGARTY  
24X29 COTTAGE  
1/4-1.0" GANT 5/25

200 D. HARRISON ST. EASTON  
AS BUILT OF EXISTING 24'0" X 24'0" STRUCTURE



P. 6

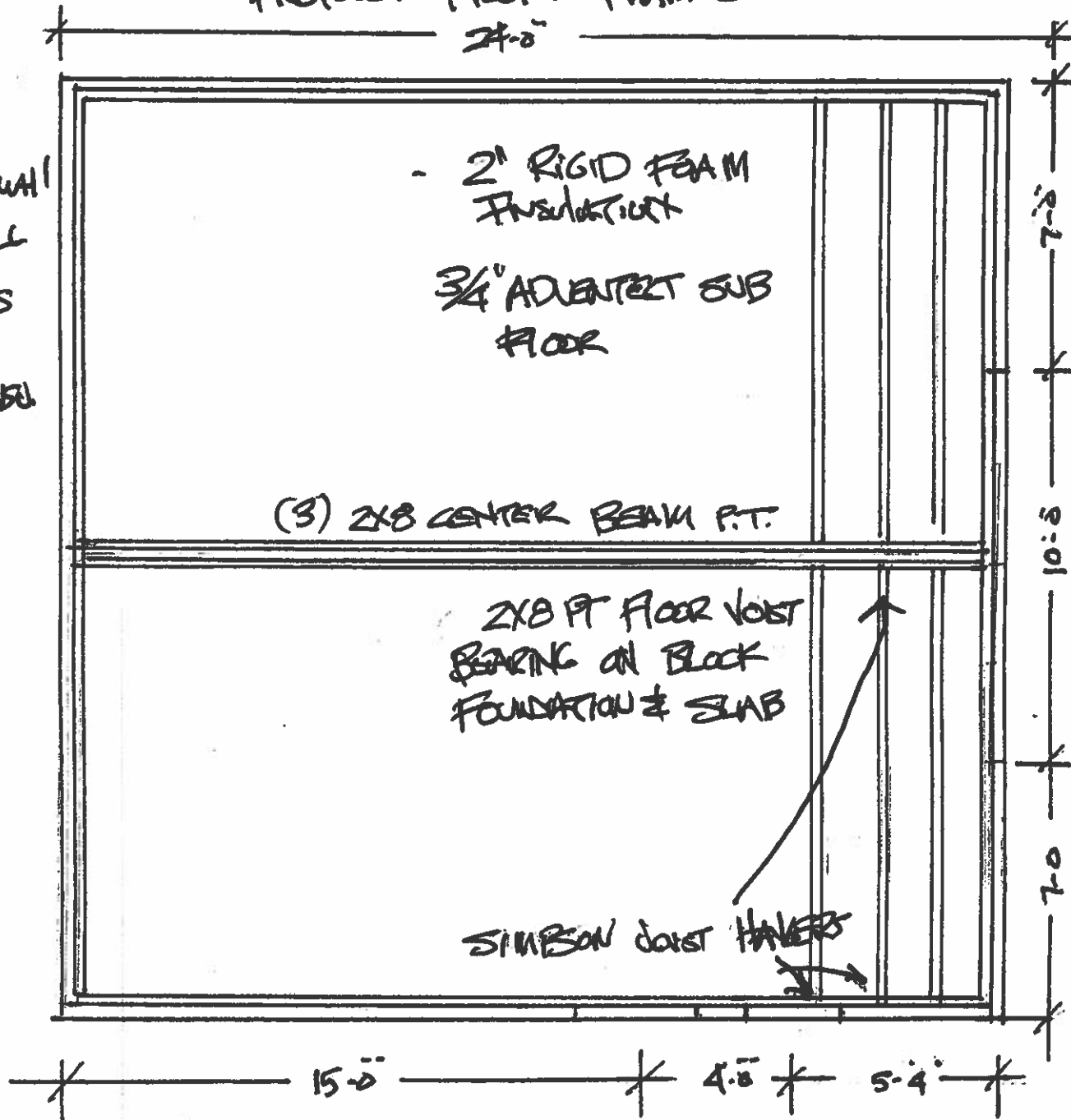
EXISTING CONC. SLAB  
520 SQ. FT.

FOGARTY RES.  
24x24 COTTAGE  
1/4 TO GANT 5/25

203 S. HARRISON ST EASTON  
PROPOSED FLOOR FRAMING

P.7

EXISTING 2x4 WALL  
NEW 2x4 WALL  
GARAGE DOORS  
TO REMAIN  
K-19 BATT INS



FOSARTY RES  
2x8 COTTAGE  
1/4" 1x8 GANT S/25

**Maureen Ryan Fogarty**

203 South Harrison Street

Easton, Maryland 21601

To Whom It May Concern:

May 18, 2025

On behalf of my husband Robert Fogarty and I, we are seeking approval and appropriate permits to convert our garage back to a cottage. We are at an interesting inflection point in our lives and want to prepare to support the changing needs of our family.

We are providing more and more care for my 86 year old mother who would benefit by residing closely to us; and we want to prepare to provide more independence for my twenty two year old young adult son who is on the autism spectrum and lives with us. Knowing that we can provide for an aging parent now, and a disabled child down the road is the basis for our request.

We care deeply about Easton and our community and we take our home ownership in a historic district seriously. Thus, our intention is to make no changes to the exterior of the garage so there is no aesthetic disruption to our home or neighborhood.

We are blessed to have kind neighbors and would proceed on this project with the greatest sensitivity to minimizing any disruption to them during renovations.

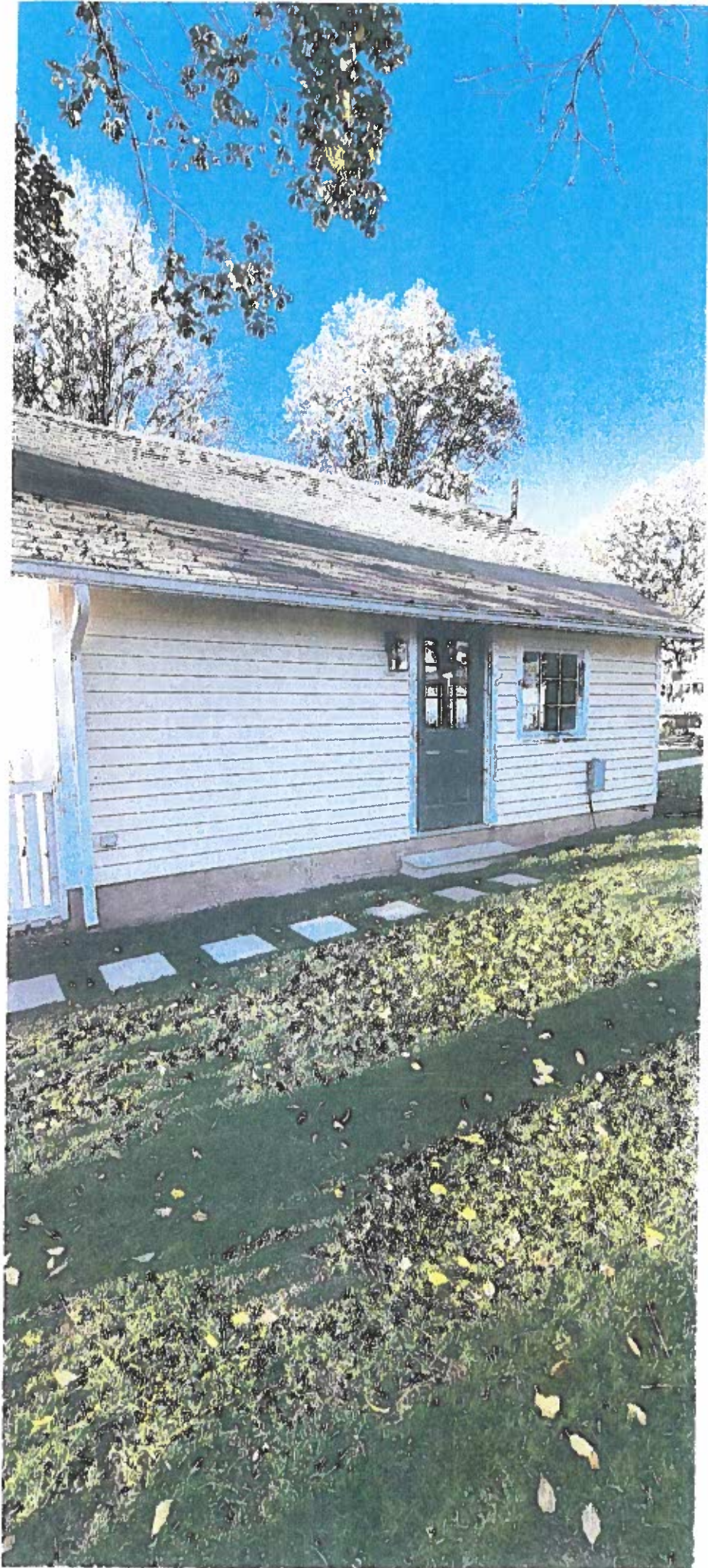
We have retained the services of Mr. Kurt Gant of St. Michaels, Maryland given his previous experience restoring historical properties. Robert and I have given Mr. Gant permission to apply on our behalf.

Should you have any questions or require any additional information, we are happy to provide it.

With Thanks,

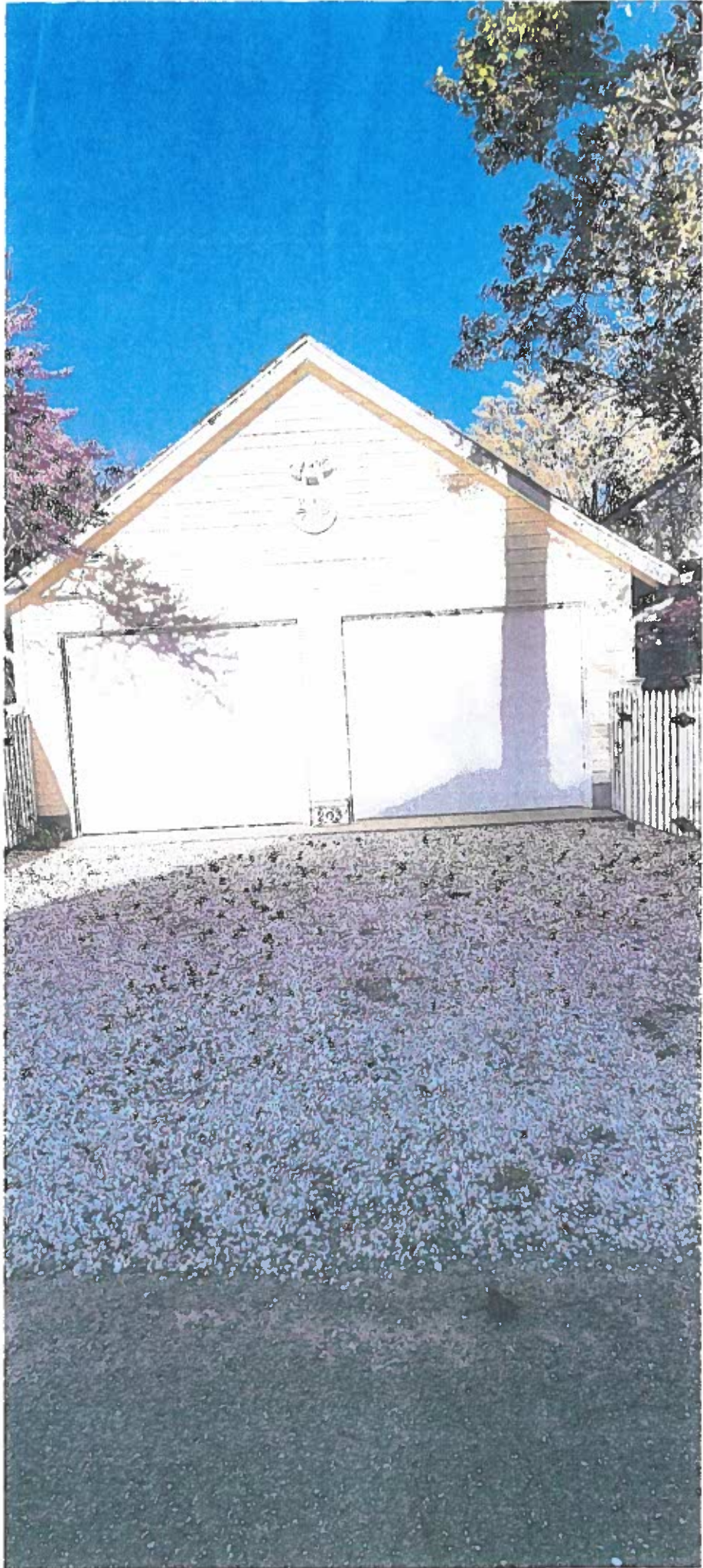


Maureen Ryan Fogarty



203 S. Horn





EASTERN SHORE TITLE COMPANY  
114 N. West Street  
Easton, Maryland 21601  
Telephone: 410-420-4426 Fax: 410-420-4429  
Website: www.easternshoretitle.com  
Email: info@easternshoretitle.com

**This Deed**, made this 8<sup>th</sup> day of December, 2020, by and between Allison Kendall Marriott, Trustee of the Allison Kendall Marriott Revocable Trust dated July 19, 2017, a Maryland trust, Grantor; and Robert H. Fogarty, Trustee of The Robert H. Fogarty Revocable Trust, dated December 29, 2016, as amended, a Maryland trust, Grantee.

- **Witnesseth** -

THAT FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FIFTY THOUSAND AND 00/100 (\$850,000.00) and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, the said Allison Kendall Marriott, Trustee of Allison Kendall Marriott Revocable Trust dated July 19, 2017, a Maryland trust, does hereby grant and convey unto the said Robert H. Fogarty, Trustee of The Robert H. Fogarty Revocable Trust, dated December 29, 2016, as amended, a Maryland trust, his successors and assigns, forever, in fee simple, all the hereinafter described property:

ALL that lot, piece or parcel of ground, situate, lying and being in the Town of Easton, First Election District of Talbot County, State of Maryland and more particularly described as follows, that is to say:

ALL that lot of ground situate in the Town of Easton, Talbot County, Maryland, at the Southwest intersection of Harrison Street and Brook Lane, and described, according to the Certificate of Survey made by Kastenhuber and Anderson on March 10, 1956, as follows: BEGINNING at a marble monument or marker set on the Westerly side-line of Harrison Street where the same is intersected by the Southerly side-line of Brook Lane; thence (1) with the Southerly side of Brook Lane, South 87 degrees, 15' West, 170.82 feet to an iron pipe and the Easterly side-line of Tylor's Lane; (2) with the Easterly side-line of said lane, South 3 degrees, 55' East, 55 feet to an iron pipe and the Northwesterly corner of a Lot Belonging to John H. Cook (formerly Frank Ross); thence (3) with the said Cook lot, North 87 degrees 13' East (passing through a large maple tree) 169.64 feet to an iron pipe and the Westerly side-line of Harrison Street; thence (4) with the Westerly side-line of Harrison Street, North 2 degrees 41' West 55 feet to the place of beginning, containing 9,362 square feet and being shown on a certain Plat entitled: "MAP OF PROPERTY AT 203 S. HARRISON ST., SURVEYED FOR FRANK W. AND MARY W. OMAN, IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND", made by Kastenhuber and Anderson in March, 1956. (Plat not of record)

BEING the same property conveyed unto Allison Kendall Marriott, Trustee of the Allison Kendall Marriott Revocable Trust dated July 19, 2017, a Maryland trust from Allison Kendall Marriott by Deed dated July 19, 2017 and recorded among the Land Records of Talbot, County Maryland in Liber No. 2464, folio 212.

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2781, P. 0057, MSA\_CES1\_2720. Date available: 12/15/2020. Printed 05/18/2025.

TALBOT COUNTY FINANCE OFFICE  
RECORDATION TAX  
AMT: 10,200.00  
DATE: 12/19/2020  
INITIALS: SRH  
Prop ID: 04-002326

CERTIFICATION IS MADE THAT ALL TAXES  
DUE ON THE PROPERTY INDICATED IN  
THIS DEED HAVE BEEN PAID  
FINANCE OFFICER OF TALBOT COUNTY  
R ANDREW HOLLIS, FIN OFFICER *CRP*  
DATE 12/19/2020 *CRP*

MARYLAND FORM WH-AR

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

2020

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 Allison Kendall Marriott Revocable Trust dated July 19, 2017, a Maryland trust

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

203 S. Harrison 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.

[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

Allison Kendall Marriott Revoc

Name of Entity

Allison Kendall Marriott TR

By

Allison Kendall Marriott

12/15/2020

Name

\*\*Date

Trustee

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.



**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					
TAX MAP		GRID		PARCEL	LOT
DEED REFERENCE	LIBER		FOLIO		
PLAT REFERENCE	LIBER		FOLIO		
EXISTING USE					
ZONING DISTRICT					

HISTORIC DISTRICT Y  N       Planned Redevelopment District Y  N

**OWNER**

 (Seal)  
Robert H. Fogarty, Trustee

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.

  
Willard C. Parker, II, Esquire

**AFTER RECORDING, PLEASE RETURN TO:**  
**EASTERN SHORE TITLE COMPANY**  
**114 N. West Street**  
**Easton, Maryland 21601**  
**File No. EST-25841**

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2781, p. 0059, MSA\_CE91\_2720, Date available 12/15/2020, Printed 05/18/2025.

MAILING ADDRESS	
TELEPHONE NO.	EMAIL

**APPLICANT OR AGENT**

NAME	
MAILING ADDRESS	
TELEPHONE NO.	EMAIL

**Surveyor / Engineer**

NAME	
License Number and Expiration	
MAILING ADDRESS	
TELEPHONE NO.	EMAIL

**REQUEST DETAILS**

SUBJECT TO PREVIOUS BOZA APPLICATION Y  N

ZONING ORDINANCE SECTION

INCLUDE ALL REQUIRED ITEMS FROM THE APPLICABLE CHECKLIST

**A NY MODIFICATIONS DURING REVIEW SHALL WARRANT AN UPDATED APPLICATION.**

**I DO HEREBY SOLEMNLY DECLARE AND AFFIRM THAT THE INFORMATION PROVIDED BY THIS APPLICATION AND THE DOCUMENTS ATTACHED HERETO ACCURATELY REPRESENT THE CONDITIONS OF THE REQUEST AND THAT SUBMISSION OF AN INCOMPLETE APPLICATION WILL BE RETURNED FOR CORRECTION PRIOR TO PROCESSING.**

**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 Robert H. Fogarty, Trustee of The Robert H. Fogarty Revocable Trust, dated December 29, 2016, as amended, a Maryland trust, his successors and assigns forever, in fee simple.

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

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

WITNESS:

Allison Kendall Marriott Revocable Trust  
dated July 19, 2017, a Maryland trust

*[Signature]*

*Allison Kendall Marriott TR* (Seal)  
BY: Allison Kendall Marriott, Trustee

STATE OF MARYLAND, COUNTY OF TALBOT, to wit:

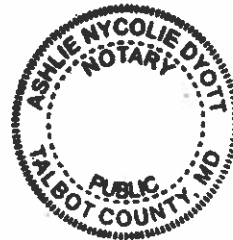
I hereby certify that on this 8<sup>th</sup> day of December, 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Allison Kendall Marriott, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing instrument to be her act as Trustee, 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.

*[Signature]*  
Notary Public

My commission expires: 5/30/2023

Re: **Deed of Residential Real Property**  
Grantor: **Allison Kendall Marriott, Trustee**  
Grantees: **Robert H. Fogarty, Trustee**



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

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2781, p. 0058, MSA\_CE91\_2720, Date available 12/15/2020, Printed 05/18/2025.

LR - Deed (w Taxes)  
Recording Fee no RT  
20.00

Name: fogarty  
Ref:  
LR - Deed (with Taxes)  
Surcharge 40.00  
LR - Deed State  
Transfer Tax 4,250.00  
LR - County Transfer  
Tax - linked 8,500.00  
LR - NR Tax - 1kd 0.00

SubTotal: 12,810.00

Total: 12,810.00  
12/09/2020 11:38

CC20-NT  
#14357185 CC0205 -  
Talbot  
County/CC02.05.01 -  
Register 01



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

**License and Recording**  
410-822-2611 Ext. 4

**DOCUMENT VALIDATION**  
(excluded from page count)

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2781, p. 0062, MSA\_CE91\_2720, Date available 12/15/2020, Printed 05/18/2025.

**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)

1 Type(s) of Instruments  (Check Box if addendum Intake Form is Attached)  
 Deed  Mortgage  Other \_\_\_\_\_  
 Deed of Trust  Lease  Other \_\_\_\_\_

2 Conveyance Type Check Box  
 Improved Sale Arms-Length [1]  Unimproved Sale Arms-Length [2]  Multiple Accounts Arms-Length [3]  Not an Arms-Length Sale [9]

3 Tax Exemptions (if applicable) Cite or Explain Authority  
 Recordation \_\_\_\_\_  
 State Transfer \_\_\_\_\_  
 County Transfer \_\_\_\_\_

4 Consideration and Tax Calculations  

Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$ 250,000.00	Transfer Tax Consideration	\$
Any New Mortgage	\$	X ( ) % =	\$
Balance of Existing Mortgage	\$	Less Exemption Amount	- \$
Other:	\$	Total Transfer Tax	= \$
Other:	\$	Recordation Tax Consideration	\$
Full Cash Value:	\$	X ( ) per \$500 =	\$
		<b>TOTAL DUE</b>	\$

5 Fees  

Amount of Fees	Dec. 1	Dec. 2	Agcat:
Recording Charge	\$ 20.00	\$	
Surcharge	\$ 40.00	\$	Tax Bill:
State Recordation Tax	\$ 10,200.00	\$	
State Transfer Tax	\$ 4,250.00	\$	C.B. Credit:
County Transfer Tax	\$ 8,500.00	\$	
Other	\$	\$	Ag. Tax/Other:
Other	\$	\$	

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).  
 District: 01-002376 Property Tax ID No. (1): 2464 212 Map: 105 Parcel No.: 2099 Var. LOG: (5)  
 Subdivision Name: \_\_\_\_\_ Lot (3a): \_\_\_\_\_ Block (3b): \_\_\_\_\_ Sect/AR (3c): \_\_\_\_\_ Plat Ref.: \_\_\_\_\_ SqFt/Acreage (4): \_\_\_\_\_  
 Location/Address of Property Being Conveyed (2): 203 S. Harrison Street, Easton, MD 21601  
 Other Property Identifiers (if applicable): \_\_\_\_\_ Water Meter Account No.: \_\_\_\_\_  
 Residential  Or Non-Residential  Fee Simple  or Ground Rent  Amount: \$ \_\_\_\_\_  
 Partial Conveyance  Yes  No Description/Am't. of SqFt/Acreage Transferred: \_\_\_\_\_  
 If Partial Conveyance, List Improvements: \_\_\_\_\_

7 Transferred From  
 Dec. 1 - Grantor(s) Name(s): Allison Kendall Marriott Revocable Trust dated July 19, 2017, a Maryland Alliam Kendall Marriott, Trustee  
 Dec. 2 - Grantor(s) Name(s): \_\_\_\_\_  
 Dec. 1 - Owner(s) of Record, if Different from Grantor(s): \_\_\_\_\_  
 Dec. 2 Owner(s) of Record, if Different from Grantor(s): \_\_\_\_\_

8 Transferred To  
 Dec. 1 - Grantor(s) Name(s): The Robert H. Fogarty Revocable Trust dated December 29, 2016, as Robert H. Fogarty, Trustee  
 Dec. 2 - Grantor(s) Name(s): \_\_\_\_\_  
 New Owner's (Grantee) Mailing Address: 203 S. Harrison Street, Easton, MD 21601

9 Other Names to Be Indexed  
 Dec. 1 - Additional Names to be Indexed (Optional): \_\_\_\_\_  
 Dec. 2 - Additional Names to be Indexed (Optional): \_\_\_\_\_

10 Contact/Mail Information  
 Instrument Submitted By or Contact Person: Candace L. Harrison  
 Firm: Eastern Shore Title Company  
 Address: 114 N. West Street, Easton, MD 21601 Phone: (410) 820-4426  
 Return to Contact Person  
 Hold for Pickup  
 Return Address Provided

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER  
 Assessment Information:  Yes  No Will the property being conveyed be the grantee's principal residence?  
 Yes  No Does the transfer include personal property? If yes, identify: \_\_\_\_\_  
 Yes  No Was property surveyed? If Yes, attach copy of survey (if recorded, no copy required).

Assessment use only - Do Not Write Below This Line  

Transfer Number	Date Received:	Geo.	Map	Sub	Block
20	20	Zoning	Grid	Plat	Lot
		Use	Parcel	Section	Occ. Cd.
		Town Cd.	Ex. St.	Ex. Cd.	

 Trenchless Verification \_\_\_\_\_ Agricultural Verification \_\_\_\_\_ Whole \_\_\_\_\_ Part \_\_\_\_\_ Tan. Process Verification \_\_\_\_\_  
 REMARKS: \_\_\_\_\_

Distribution: White - Clerk's Office, Pink - Office of Finance, Green - SDAT, Colored - Preparer, AOC-CC-300(3/2007)

File No.: EST-25841





## TOWN OF EASTON

14 South Harrison Street  
Easton, Maryland 21601

May 30, 2025

Gant & Associates  
% Kurt Gant  
27040 Bunny Lane  
Easton, Maryland 21601

**Re: BOZA Application SE - 1472 / SE 25 - 06**  
203 S. Harrison Street  
Tax Map 0105, Grid 0000, Parcel 2099  
Easton, Maryland 21601

Mr. Gant,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on **Tuesday, June 17, 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](mailto:ssmith@eastonMD.gov)



## TOWN OF EASTON

14 South Harrison Street  
Easton, Maryland 21601

June 2, 2025

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, June 17, 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 - 1472 / SE 25 - 06 has been filed by Gant & Associates (Applicant) on behalf of Maureen and Robert Fogarty (Owner), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (1) 101 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Accessory Dwelling Unit\* in the R-10A zoning district. The Applicant is seeking to repurpose an existing 24' x 24' garage to a one-bedroom cottage. The property is located at 203 South Harrison Street, Easton, Maryland, also known as Tax Map 0105, Grid 0000, Parcel 2099, and is situated in the R-10A – Residential 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](mailto:ssmith@eastonMD.gov).

*Samantha N. Smith*

**Samantha N. Smith**, Administrative Specialist  
Planning & Zoning Department  
410-822-1943 [ssmith@eastonMD.gov](mailto:ssmith@eastonMD.gov)



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

NOTICE

Notice is hereby given that Application SE - 1472 / SE 25 - 06 has been filed by Gant & Associates (Applicant) on behalf of Maureen and Robert Fogarty (Owner), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (1) 101 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Accessory Dwelling Unit\* in the R-10A zoning district. The Applicant is seeking to repurpose an existing 24' x 24' garage to a one-bedroom cottage. The property is located at 203 South Harrison Street, Easton, Maryland, also known as Tax Map 0105, Grid 0000, Parcel 2099, and is situated in the R-10A – Residential District.

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, June 17, 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.



**APG Media of Chesapeake, LLC**

**INVOICE  
05/29/25**

**29088 Airpark Drive  
Easton, MD 21601**

Phone: Fax:

Cust. AcctID:  Name: <b>JOANNE DRUMMER</b> Company: <b>TOWN OF EASTON (L)</b> Address: <b>PO Box 520 EASTON, MD 21601</b>  Telephone: <b>(410) 822-2525</b> Description: <b>SE - 1472 / SE 25 - 06</b>	Creation Date: <b>05/29/25</b> Ad Date: <b>05/31/25</b> Class: <b>10</b> Ad ID: Words: <b>200</b> Lines: <b>15</b> Agate Lines: <b>72</b> Depth: <b>2.0</b> Inserts: <b>2</b> Blind Box:
---	---

Other Charges:	Total:
Discount:	
Surcharge:	Paid Amount: _____
Credits:	
Bill Depth:	Amount Due: _____

**CREDIT CARD DETAILS**

PT	CT	CN	Number	Exp.	Amnt.

Publication	Start	Stop	Inserts
The Star Democrat	05/31/25	05/31/25	1

Ad Note:

Customer Note:

NOTICE

Notice is hereby given that Application SE - 1472 / SE 25 - 06 has been filed by Gant & Associates (Applicant) on behalf of Maureen and Robert Fogarty (Owner), pursuant to Section 28-1303.15 B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (1) 101 in Table 21 of Section 28-261 of the Ordinance to be utilized as an Accessory Dwelling Unit in the R-10A zoning district. The Applicant is seeking to repurpose an existing 24' x 24' garage to a one-bedroom cottage. The property is located at 205 South Harrison Street, Easton, Maryland, also known as Tax Map 0105, Grid 0000, Parcel 2095, and is situated in the R-10A - Residential District. 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, June 17, 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/29/Agendas-Minutes> for agenda updates.

TOWN OF EASTON BOARD OF ZONING APPEALS

3081805 SD 5/31/2025

*We Appreciate Your Business!  
Thank You JOANNE DRUMMER!*



Samantha Smith <ssmith@eastonmd.gov>

---

## Support for Application SE-1472/SE25-26

1 message

---

**John Mann**

Mon, Jun 2, 2025 at 6:33 PM

To: "ssmith@eastonmd.gov" <ssmith@eastonmd.gov>

John Mann & Dru Haines  
213 S Harrison Street  
Easton, MD 21601

Date: 6/2/2025

To:  
The Easton Board of Zoning Appeals  
Town of Easton  
14 South Harrison Street  
Easton, MD 21601

Re: Letter of Support – Special Exemption Application for Accessory Dwelling Unit

Applicants: Robert and Maureen Fogarty

Property Address: 203 South Harrison Street

Dear Members of the Board,

We are writing to express my full support for the application submitted by Robert and Maureen Fogarty requesting a special exemption to establish an accessory dwelling unit (ADU) at their residence at 203 S Harrison.

We have known the Fogartys for 4 years as responsible and community-minded neighbors. Their commitment to maintaining and enhancing the character of our neighborhood is evident through their stewardship of their property and respectful engagement with the community. The proposed ADU will not only support their personal needs but will also contribute to the broader goals of housing diversity and intergenerational living options in Easton.

Accessory dwelling units provide a valuable solution to the growing need for flexible housing arrangements, whether for aging family members, caretakers, or modest-income tenants. Based on my understanding of the Fogartys' plans, the ADU will be designed with careful attention to aesthetics, scale, and compatibility with the surrounding area. I have no concerns that the proposed unit would negatively impact the neighborhood's character, parking availability, or public services.

I respectfully urge the Board to grant the requested special exemption and allow Robert and Maureen to move forward with this thoughtful and practical improvement to their property.

Thank you for your time and consideration.

Sincerely,

John Mann & Dru Haines