



**Town of Easton Board of Zoning Appeals
Final 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.