



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

Tuesday, June 17, 2025 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
Meredith Girard, *Esq.*
Paul Weber

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas AICP, Town Planner - Long
Range
Nicholas Johnson AICP, Town Planner -
Current
Sharon Van Emburgh, *Esq.* Town Attorney
Aaron Cooper, *Esq.* Legal Associate
Samantha Smith, Administrative Specialist

Absent:

Board Members:

Zakary Krebeck, Alternate

Staff:

Joseph Mayer, Plan Reviewer

- 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 May 20, 2025 Decision Summary. Vice Chairman Molchan seconded the motion.

<u>Vote</u>	<u>2 - 0 - 1</u>
FOR:	2 - Molchan, Weber
AGAINST:	0
ABSTAIN:	1 - Girard

ABSENT: 0

3. **Oath to Testify** — Vice Chairman Molchan called for all witnesses to declare and affirm under penalty of perjury that he or she solemnly swear to testify truthfully before the Board.

4. **Applications** —

- a. **File No.:** SE - 1472 / SE 25 - 06
Applicant: Gant & Associates LLC
on behalf of Robert and Maureen Fogarty
Location: 203 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 0000, Parcel 2099
Zoning: R-10A
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) 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.

Staff recommends the following conditions:

1. The Applicant shall obtain a rental housing license if the new dwelling unit is to be rented.
2. The Applicant shall demonstrate during the building permit review process that one 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.

Staff Presentation:

Nicholas Johnson AICP, Planner
Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Kurt Gant, Gant & Associates
Maureen Fogarty

Public Comment — None

Public Comment Written:
John Mann and Dru Haines

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

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

Vice Chairman Molchan seconded the motion.

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

- 4. Election of Officers** — The election of officers was postponed to a future meeting.
- 5. Adjournment** — Vice Chairman Molchan motioned to adjourn. Board Member Girard seconded. The meeting was adjourned at 9:23 a.m.