



Board of Zoning Appeals MEETING AGENDA

Tuesday, August 19, 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 July 15, 2025 meeting.

3. **Oath to Testify**

4. **Election of Officers**

5. **Applications**

- a. **Application:** V - 1500 / V 25 - 05
Applicant: Kevin Rosemary
Location: 718 Lomax Street
Tax Map 0103, Grid 00EA, Parcel 0862
Zoning District: R-10A
Request: Variance request pursuant to Section 2-1303.5 C of the Town of Easton Zoning Ordinance from Section 28 - 1006.D.1, the maximum permitted height of four (4) feet for fences, walls, and hedges above the elevation of the surface of the ground in any front yard.

The Applicant is seeking to construct a 72" tall fence on a corner lot.

- b. **Application:** SE - 1507 / SE 25 - 10
Applicant: Nicole Clemente
Location: 409 Crowberry Circle
Tax Map 0101, Grid 00EA, Parcel 0265A, Lot 55
Zoning District: R-7A with a PUD Overlay
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 R-7A zoning district in the Planned Unit Development (PUD) known as Ashby Commons.

- c. Application:** SE - 1333 / SE 25 - 08
Applicant: Amy Williamson and William Millios
Location: 8266 Lincoln Court
Tax Map 0035, Grid 0007, Parcel 0123, Lot 33
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) 121 in Table 2.1 of Section 28-202 of the Ordinance to be utilized as Short-term Housing in the R-10A zoning district.

The Applicant is seeking to utilize the existing dwelling unit above the garage as a short-term rental.

- d. Application Number:** SE - 1506 / SE 25 - 09 and V - 1522 / V 25 - 07
Applicant: Gant & Associates
Location: 318 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 1093
Zoning District: R-7A
Request: **The Special Exception request for an Accessory Dwelling Unit* use in the R-7A zoning district and Variance request for the minimum required off-street parking spaces for Accessory Dwelling Units* has been withdrawn from the August 19, 2025 Board of Zoning Appeals agenda.**

6. Adjournment



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

Tuesday, July 15, 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

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 June 17, 2025 Decision Summary.
Board Member Girard seconded the motion.**

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

3. Applications —

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- a. **File No.:** V - 1490 / V 25 - 04
- Applicant:** Rauch Inc. on behalf of Foundation of Hope Inc.
- Location:** 52 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1463
- Zoning:** CB
- Request:** The Applicant is seeking a Variance from the Development Standard in Section 28-1001.2.K of the Town of Easton Zoning Ordinance, the required ten (10) foot setback for any parking or maneuvering space to any street line, sidewalk or property line for a commercial use. The Applicant is proposing to construct a seven (7) space off-street parking facility to accommodate a new two-story, 5,135 square foot office building. The proposed parking area is located within a minimum of two (2) feet and maximum of four and one-half (4.5) feet from the northern side property line.

Background: A Certificate of Appropriateness (COA) for the proposed development was initially granted by the Town of Easton Historic District Commission on October 28, 2024 (application 2024-1318). The Certificate subsequently lapsed as no building permit was obtained within six (6) months from the date of its issuance. On June 9, 2025 the Historic District granted a new COA for the same scope of work (application 2025-1485).

On June 24, 2025, the Town of Easton Planning Commission approved the sketch site plan and architecture (application 2025-1454) subject to the condition that the Applicant adhere to the required ten (10) foot side setback for parking and maneuvering spaces, or obtain a Variance.

Staff Presentation:
Nicholas Johnson AICP, Planner
Miguel Salinas, Planning and Zoning Director

Applicant Presentation:
Brian Fitzgerald, Rauch Inc.
Keasha Haythe, Foundation of Hope, Inc.
Alan Brock AIA, Crosby & Associates LLC

Public Comment:
Harold DeBona, 11 South Street

Public Comment Written — None

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

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

97 ABSTAIN: 0
98 ABSENT: 0
99

100 **b. File No.:** SE - 1489 / SE 25 - 07

101 **Applicant:** BFGY, LLC
102 % Zachary A. Smith, Esq.

103 **Location:** 8493 Ocean Gateway, Easton, MD 21601
104 Tax Map 0102, Grid 00EA, Parcel 2938B, Lot 4

105 **Zoning:** CG

106 **Request:** The Applicant is requesting a Special Exception pursuant to
107 Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (6)
108 603.1 in Table 2.1 of Section 28-201 to be utilized as a Cannabis Dispensary* in
109 the CG - Commercial General zoning district. The Applicant is proposing to
110 operate a cannabis dispensary within the existing 5,200 square foot vacant
111 building located on the subject property.
112

113 **Background:** On April 15, 2024, The Town of Easton Zoning Ordinance was
114 amended through the passing of Ordinance 809. The Ordinance established
115 regulations for cannabis dispensaries and other related uses by Special Exception
116 within the Central Business (CB) and Commercial General (CG) zoning districts
117 subject to supplemental standards (Section 28-1007.2.A.18).
118

119 **Staff Presentation:**
120 Nicholas Johnson AICP, Planner
121 Miguel Salinas, Planning and Zoning Director
122 Lynn B. Thomas AICP, Town Planner - Long Range
123 Sharon Van Emburgh, Esq. Town Attorney
124

125 **Applicant Presentation:**
126 Zachary A. Smith, Esq. on behalf of BGFY, LLC
127 Noah Matten, BGFY, LLC
128

129 **i. Oath to Testify** — Vice Chairman Molchan called for all witnesses to
130 declare and affirm under penalty of perjury that he or she solemnly swear
131 to testify truthfully before the Board.
132

133 **ii. Opening Statement** —

134
135 **1.** Mr. Zachary A. Smith, Esq. addressed the Board on behalf of
136 BGFY, LLC with a brief introduction to the nature of the Special
137 Exception request. On December 17, 2024 the Applicant was
138 granted a Special Exception (SE - 1345 / SE 24 - 09) for the use of
139 a Cannabis Dispensary* on a commercial property located at 8223
140 Elliott Road. A subdivision of the property was required in order to
141 satisfy the minimum separation requirements from a House of
142 Worship as per the supplemental standards of Section 28-

143 1007.2.A18 of the Zoning Ordinance. On January 21, 2025, a
144 Special Exception (SE - 1364 / SE 25 - 01) for a Cannabis
145 Dispensary* use was granted to a different applicant at 8171 Elliott
146 Road. This approval was conditionally granted by the Board as no
147 other cannabis dispensary within the surrounding area was in
148 operation at the time of the request. Considering these separational
149 challenges, the Applicant is intending to pursue a Cannabis
150 Dispensary* use at the newly proposed commercial property
151 located at 8493 Ocean Gateway. Mr. Smith described the subject
152 property's prior commercial use, noting recent improvements to the
153 intersection and pedestrian access; and emphasized the potential
154 for infill development in the Commercial General (CG) zoning
155 district.

156
157 **iii. Testimony —**
158

- 159 1. Mr. Smith called Mr. Noah Matten, owner of BGFY, LLC to
160 testify. Mr Matten described the regulations for all retail cannabis
161 dispensaries in the State of Maryland, highlighting the operational
162 requirements for location, security, regular inspections, and third-
163 party moderator auditing. Mr. Matten testified that odor control
164 technology would be implemented as required by the Town of
165 Easton Zoning Ordinance. He further attested that all products sold
166 would be prepackaged, with no onsite consumption permitted. The
167 Applicant has obtained a conditional license from the State of
168 Maryland Cannabis Administration to operate a standard cannabis
169 dispensary within Talbot County. This license shall remain valid as
170 the dispensary commences operation.
171

172 **iv. Public Comment —** Vice Chairman Molchan opened for public
173 comment.
174

- 175 1. Public Comment:
176 David Joy, Holiday Inn Express Easton
177 Megan Raughton, Quality Inn Easton
178
- 179 2. Public Comment Written:
180 Ramesh Patel, Asiya Hospitality
181 Sharma Law Group CHTD on behalf of Asyia Hospitality
182 Andy Patel, Quality Inn Easton
183 Tristen Raughton
184 Anthony P. Kupersmith, Esq on behalf of Driller Ventures, LLC
185

186 **v. Closing Testimony —**
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1. Applicant Closing Statement — Mr. Smith addressed each of the Special Exception findings for the proposed use, further detailing that all operational and parking requirements for this application have been met as per the supplemental standards of the Town of Easton Zoning Code and the State of Maryland.

Mr. Smith responded to concerns raised from the public regarding the proposed property’s separation from neighboring hotels and assertions that hotels should be considered a residential use. He clarified that hotels are classified as a commercial use in the Town of Easton Zoning Ordinance, and that neither the Zoning Ordinance nor the State of Maryland legislation for cannabis specify any separation requirements from hotels. To alleviate these concerns, the Applicant proposed the installation of a landscape buffer along the northern property line. Mr. Smith addressed other concerns raised from the public, reiterating that the Applicant has been awarded one (1) conditional operational license from the State of Maryland Cannabis Administration. Mr. Smith asked the Board to consider reasonable conditions to the approval which will ensure compliance for the Special Exception.

vi. Board Deliberation for Special Exception *SE - 1489 / SE 25 - 07*

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

- 1. The Applicant shall provide staff a comprehensive site plan that incorporates a landscape buffer along the northern property line.**

Board Member Weber seconded the motion.

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

4. Discussion Item — None

5. Adjournment — Vice Chairman Molchan motioned to adjourn. Board Member Weber seconded. The meeting was adjourned at 10:01 a.m.



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

EXHIBIT SUMMARY
for 718 LOMAX STREET
V - 1500 / V 25 - 05
2025 - 08 - 19

Applicant notified of hearing date: Email: 2025-08-01 – 18 days

Exhibit A: Staff Report: 2025-08-12 – 7 days

Exhibit B: Application

Application: 2025-07-11 – 22 days
Variance Application V - 1500 / V 25 - 05
Findings of Fact
Rear Yard and Surrounding Fence Exhibit
Site Exhibit
Long Fence Estate Series Product Sheet
August 2009 Recorded Deed

Proof of Payment: 2025-07-11 – 22 days

Exhibit C: Public Notices

Applicant Hearing Letter: 2025-08-01 – 18 days

400' Notices Distributed: 2025-07-31 – 19 days

Picture of Property Sign Posting: 2025-08-04 – 15 days

Advertisement sent to the Star Democrat: 2025-07-30 – 20 days

Advertisement run in Star Democrat: 2025-08-02 – 17 days

5a

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

SUBJECT: VARIANCE-1500

ELECTION WARD: Ward 4

CRITICAL ACTION DATE: At the pleasure of the Board.

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

APPLICANT: Kevin Rosemary

PURPOSE: The applicant is seeking a variance from §28-1006.D.1 of the Town’s Zoning Ordinance to construct a six-foot tall privacy fence within the front yard on a corner lot.

RECOMMENDATION:
Staff supports a Board **approval** of this request as submitted.

APPLICATION INFORMATION:	
APPLICANT: Kevin Rosemary 718 Lomax Street Easton MD, 21601	REPRESENTATIVE: N/A
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 103, Parcel 862, Lot 88A	0.18
ACCEPTANCE DATE: July 11, 2025	LOCATION: 718 Lomax Street
EXISTING ZONING R-10A	EXISTING LAND USE: Residential
HISTORIC DISTRICT: No	FUTURE LAND USE: Residential

CONTEXT:

Location/Site Access – The subject property is located at the corner of Lomax Street and Calvert Street which are best described as residential streets. The property also has frontage on Branch Lane which is best described as an alley. Vehicular access to the property is provided via Lomax Street through a shared gravel driveway with 716 Lomax Street. There are no pedestrian facilities located on or adjacent to this site.

Existing Conditions– The subject property consists of a single-family dwelling unit, a small shed/outbuilding, a rear deck, and an existing six-foot tall fence (4’ of solid fencing with an additional 2’ of non-solid lattice). This existing fence was permitted by the Town and constructed in 2016.

Surrounding Properties –

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

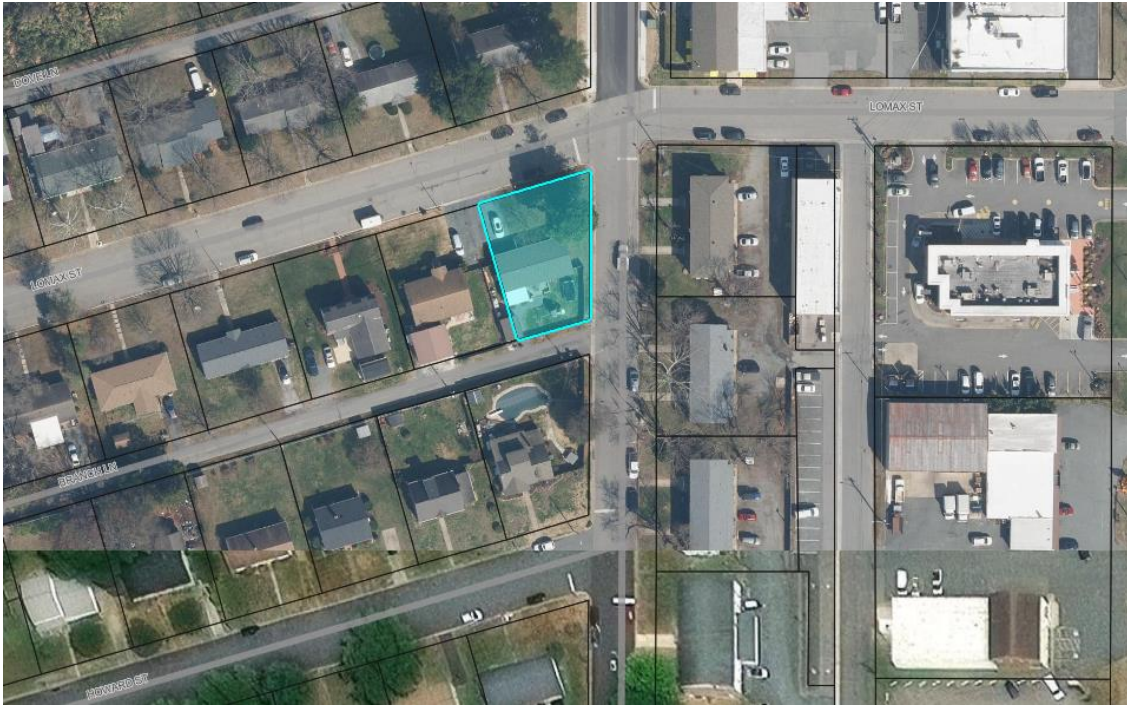


Figure 1: Vicinity Map

PROPOSAL: The applicant is proposing to construct a six-foot tall privacy fence in what is considered a front yard. The Zoning Ordinance states that corner lots have two front yards and two side yards (§28-114). The front yards on such lots are considered all areas between the main building and all streets (Lomax St and Calvert St). The height and setback requirements for fences within front yards is found in §28-1006.D.1

Fences, walls, and hedges, not exceeding at any point four (4) feet in height above the elevation of the surface of the ground, may be located in any front yard or court, but not beyond the front property line.

Given that a portion of the proposed fence is located within a front yard, it could not exceed four feet in height. The existing fence takes advantage of §28-1006.D.5 which allows for an additional two feet of non-solid lattice to be added to the top of any legal fence. This permits a six-foot-tall fence to be constructed with the bottom four feet being solid fencing and the additional top two feet being a non-solid lattice.

	Permitted	Proposed	Difference
Maximum Fence Height for Front Yards	4 feet <i>Plus optional 2 feet of lattice</i>	6 feet	50% Increase

POLICY ANALYSIS (VARIANCE):

- a. Granting the application: (i) will not be contrary to the public interest, (ii) will be in harmony with the purpose and intent of the Ordinance and (iii) will not be injurious to the neighborhood or otherwise detrimental to the public welfare;**

Analysis – The proposed fencing does not obstruct visibility at the corner of Lomax and Calvert Street, nor does it further impact visibility at the intersection of Calvert Street and Branch Lane. The fence encloses what can best be described as the property's “secondary” front yard, as the primary entrance to the home is located on Lomax Street. On a typical interior lot, this portion of the property would be considered a side yard, where fences taller than four feet are generally permitted. The Board recently made similar findings when approving a nearly identical variance request for 719 Howard Street (V-24-01). The proposed fence’s style, placement, and height are consistent with other fences in the neighborhood, both on corner and interior lots.

Owing to conditions peculiar to the property, which conditions are not the result of any action taken by the applicant, a literal enforcement of the Ordinance will result in practical difficulty to the applicant.

Analysis – The unique characteristic of this lot is that it has frontage on three public rights-of-way—two of which are classified as streets and one as an alley. This configuration significantly limits the area where traditional privacy fencing can be installed, restricting it to a small portion of the property located behind the plane of the house and along the shared property line.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Variance 1500 based on the staff’s findings.

OR

2. I move that the Board of Zoning Appeals deny Variance 1500 based on the following findings...

OR

3. I move an alternate motion.

RECEIVED

JUL 11 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	718 Lomax St.						
TAX MAP	103	GRID	EA	PARCEL	802	LOT	88A
DEED REFERENCE	LIBER	1728	FO, IO	354			
PLAT REFERENCE	LIBER		FO, IO				
EXISTING USE	Residential						
ZONING DISTRICT	R-10A						

HISTORIC DISTRICT Y N Planned Redevelopment District Y N

OWNER

NAME	Kevin Rosemary		
MAILING ADDRESS	718 Lomax Street Easton, MD 21601		
TELEPHONE NO.		EMAIL	

APPLICANT OR AGENT

NAME	Kevin Rosemary		
MAILING ADDRESS	718 Lomax Street 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 **28-1006.D.1**

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	7/5/25
PRINTED NAME OF APPLICANT OR AGENT	Kevin Rosemary

For Office Use Only

Project Number	V 25 - 05	Fee Received	\$700.00
Application Number	V - 1500	Application Notification	08/04/2025
Filing Date	07/11/2025	Property Posting Date	08/04/2025
BOZA Hearing Date	08/19/2025	Notice(s) Published	08/02/2025
If ESDR, Date	-		

Revised 11 2023

1. Based on question one, I can see no way that granting this variance would do anything to negatively affect the community. It will make the home more attractive using long lasting materials that do not leach out in the rain. It will have a positive effect on the homes value and also help protect the Chesapeake Bay due to not using gallons of stain on the fence every couple years.
2. I have attached multiple photos showing other corner lots in our neighborhood, including our neighbor, that have solid 6 foot fences without lattice so nothing we would erect would look out of place.
3. People driving down Calvert Street won't be distracted by what's going on in our yard as they approach the intersection of Calvert and Lomax Street. We have teenage daughters that enjoy sunbathing and we also enjoy having cookouts with family that could cause a distraction if visible.
4. Anything but a solid 6 foot privacy fence would be a safety hazard. We are on a corner lot with a lot of traffic. We would have no privacy. We have a lot of noise coming from the businesses, Rt.50 and the neighbor. We have an increasing crime problem in our area. I want to protect my family from prying eyes. I have had to call the police multiple times for obvious drug related activity at the surrounding rental properties and also an abandoned car parked along the street next to our yard that contained drug paraphernalia and pornographic material.
5. I applied for a permit 8 years ago to install the current fence we have now and abided by the rules of installing lattice for the top 2 feet of the fence. This fence is in bad shape and needs to be replaced. After witnessing negative engagements in our neighborhood and the increasing amount of foot traffic it is in our family's best interest to have privacy that is provided by a solid 6 foot fence. We have hired Long Fence to install a high quality vinyl fence that will improve the value and ascetics of the home.
6. I would feel that the neighborhood safety would be at risk due to the ease with which someone can use the lattice to aid in climbing the fence. I would not feel safe living here without a full privacy fence, there is way too much crime. The businesses have brought transients and drug addicts to our home, literally. People park along Calvert Street and drink or use drugs on a regular basis. The noise from the businesses and Rt.50 and Calvert Street would make it miserable to be outside and enjoy our backyard. People are able to look through the lattice we currently have and look at my wife and our daughters while sunbathing in our backyard. Nothing about this ordinance would be a good fit for our home or family.

Our home is one block from the Royal Farms which is open 24-7 and unfortunately has brought a lot of undesirable people on foot right past our house (not to mention the extra automobile traffic). I have had people stand around the outside of our fence and look through the lattice while we were in our backyard. With the addition of Burger King being built right next to Royal Farms this will certainly only bring more traffic past our house with more negative interactions with undesirable people. The apartments across the street can look directly into our backyard, having some extra privacy with a solid 6 foot fence would certainly benefit my family.

If this is not enough information to persuade you to allow this variance, I have also attached photos of numerous houses, including our neighbors, in our neighborhood that have solid 6 foot privacy fences on corner lots like ours. Hopefully they can to you with the same noise, safety and privacy concerns are were approved.

Sincerely,



Kevin Rosemary

718 Lomax Street

Easton, MD 21601

View from backyard



629 Howard Street



630 Howard Street



644 Elizabeth Street



700 Elizabeth Street



716 Elizabeth Street



719 Elizabeth Street



719 Howard Street (Our Neighbors)



719 Howard Street and 718 Lomax Street



718 Lomax Street (Our House)



718 Lomax Street



7/3/2025, 1:44:01 PM

outside of fence to Calvert St curb
is roughly 81

1:437

0 20 40 80 ft
0 5 10 20 m

Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, etc. OpenStreetMap contributors, and the GIS User Community, MD MAP, DoIT

LONG FENCE[®]

EVERYTHING WE BUILD MAKES A DIFFERENCE[™]



Estate[™] *series*
VINYL FENCING

LONG[®] FENCE

Founded in 1945, Long[®] Fence is a leader in the commercial and residential fence industry. Long Fence is committed to serving all customers — from residential homeowners, government agencies and municipalities to corporations — with courtesy and expertise. We're always working to improve our standards and service to meet today's challenges while remaining dedicated to providing superior products and performance.

THE LONG FENCE PLEDGE

- To approach all jobs with prompt, professional courtesy
- To accept all jobs with dedication to quality service and attention to detail
- To accomplish all jobs by offering the best value for investment

Long Fence is a Better Business Bureau accredited business.

Estate[™] series

VINYL FENCING

The Long Fence **Estate Series** of vinyl fencing includes privacy fences with three different rail styles, including our unique 2" x 7" Estate Decorative Rail and "Long Lock" board design.

The **Estate Series** also offers a wide variety of semi-privacy styles, picket fence styles and several ranch rail options. Fence styles are available in three color options — white, tan and clay.

All of our vinyl fences feature matching walk and drive gates available to complement each panel style and color — including our innovative solid privacy gate (see page 8).

Long Fence **Estate Series** is manufactured by Barrette Outdoor Living using stringent quality standards with the most innovative compounds to produce materials that won't peel, flake, corrode, rot, rust or attract termites.

With nearly 80 years of experience, Long Fence Estate Series vinyl fencing is backed by a transferable limited lifetime warranty — one of the best in the industry.

4 LOCATIONS TO SERVE YOU:

- Capitol Heights, MD
- Odenton, MD
- Ijamsville, MD
- Chantilly, VA

FREE In-Home Estimates on Installed Products



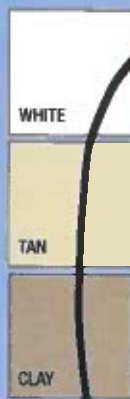
POOL CODE APPROVED

Certain styles of Long Fence **Estate Series** vinyl fencing are pool code approved at the National level.

Panels that meet National pool code specifications are noted with an icon throughout the brochure.

Please note that pool codes not only vary by state, but also by local neighborhood, county, city and municipal codes.

Our pool code products may not meet your local pool code requirements. Be sure to check the codes in your area before ordering.



The Retreat



“Long Lock” boards are used with the Long Fence Estate Decorative Rail in Solid Privacy, Lattice Top and Spindle Top panels. “Long Lock” boards snap securely into each other — eliminating any gaps between boards and providing extra strength and privacy.

ESTATE DECORATIVE

The Estate Decorative rail delivers superior performance without the need of an aluminum insert.

- Decorative 2" x 7" rails
- Available in 8' width
- Featuring “Long Lock” boards
- White, Tan and Clay
- 3 chamber design, providing extra strength and durability



ESTATE PLUS

The Estate Plus rail offers superior anti-sag performance.

- Large 1¾" x 7" smooth rails
- Lattice Top 2" x 3½" top rail
- Tongue-and-groove boards
- White, Tan and Clay

ESTATE

This budget-friendly option features a smooth, clean design with solid performance and lasting appeal.

- 1¾" x 5½" smooth rails
- Lattice Top 2" x 3½" top rail
- Tongue-and-groove boards
- White, Tan and Clay
- Bottom rail features an aluminum insert for added support

DECORATIVE TOP



POOL CODE APPROVED

THE YORK

Estate Decorative —
1 3/4" x 7" Rail

- 6' x 8' (72" H)
- Available in White



The York

POST CAPS

Complete your fence project with one of our decorative post caps in colors to match your fence.



Pyramid Post Cap



New England Post Cap



Federation Post Cap



Gothic Post Cap



Coachman Post Cap



Ball Post Cap



Solar Post Cap



CERTIFICATE OF WARRANTY

VINYL FENCE TRANSFERABLE LIMITED LIFETIME WARRANTY

Our Promise to You

At Barrette Outdoor Living, we believe in making things right. We proudly stand behind our products by providing dedicated support, superior customer service and product warranties that feature some of the most comprehensive coverage in the industry. With decades of experience behind us, we are quite confident in the craftsmanship and quality of our products, but we also realize things happen. If that thing happens, we promise to make it right within the constraints of our warranties.



Leading the way



Crafting quality



Making it right



Being responsible

Barrette Outdoor Living can help make your outdoor vision a reality. As the leading North American supplier of exterior home products, we manufacture and distribute fencing, railing, decking and other outdoor products. **To learn more, visit us at barretteoutdoorliving.com/warranty**

TO REGISTER YOUR PRODUCT,
VISIT BARRETTEOUTDOORLIVING.COM
IN CASE OF A WARRANTY CLAIM, CALL 1-877-265-2000

EASTERN SHORE TITLE COMPANY
114 N. West Street
Easton, MD 21601
Telephone: 410-820-4426 Fax: 410-820-4429
Website: www.easternshoretitle.com
Email: info@easternshoretitle.com

This Deed, made this 21st day of August, 2009, by and between **YELLOW DOG PROPERTIES, LLC**, a Maryland limited liability company, Grantor; and **KEVIN M. ROSEMARY**, Grantee.

- Witnesseth -

THAT FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty Five Thousand And 00/100 Dollars (\$185,000.00)** and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, the said **YELLOW DOG PROPERTIES, LLC**, a Maryland limited liability company does grant and convey to the said **KEVIN M. ROSEMARY**, his heirs, personal representatives and assigns, forever, in fee simple, all the hereinafter described property:

ALL that lot or parcel of ground situate, lying and being in the Town of Easton, Talbot County, State of Maryland, on the Southerly side of Lomax Street, in Calvert Terrace, designated as Lot Number Eighty-Eight A (88A) on a Plat entitled: "REVISED MAP OF THIRD SECTION 'CALVERT TERRACE' SUB-DIVISION PROPERTY OF HOWARD C. ELEY IN AND ADJACENT TO THE TOWN OF EASTON TALBOT COUNTY MARYLAND, SCALE - 100" to 1", APRIL 1963" made by Kastenhuber and Anderson, Civil Engineers and Surveyors, and now of record among the Plat Record Books of Talbot County in Liber No. 24, folio 100, and more particularly described as follows, that is to say:

BEGINNING at a monument stone set at the Southwesterly corner of Lomax Street and Calvert Street, and running from thence (1) with the Southerly side of Lomax Street, South 73 degrees 19 minutes West 90.68 feet to the Northeasterly corner of lot number eighty-eight (88), as shown on the above mentioned plat; thence (2) running with the Easterly line of lot number eighty-eight (88), South 16 degrees 41 minutes East 105 feet to the Northerly side of Branch Lane; thence (3) running with the Northerly side of Branch Lane, North 73 degrees 19 minutes East 59.35 feet to a monument stone set on the Westerly side of Calvert Street; thence (4) running with the Westerly side of Calvert Street due North 109.6 feet to the place of beginning; be the contents what they may.

BEING the same property conveyed unto **YELLOW DOG PROPERTIES, LLC**, a Maryland limited liability company from **LARRY FIKE, JR.**, by Deed dated June 9, 2006 and recorded among the Land Records of Talbot County, Maryland in Liber No. 1452, folio 288.

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 **KEVIN M. ROSEMARY**, his heirs, personal representatives and assigns, forever, in fee simple; **SUBJECT, HOWEVER** to the conditions and restrictions as set forth in the Deed from Howard C. Eley to Larry James Fike, et ux dated April 30, 1971 and recorded among the Land Records of Talbot County, Maryland in Liber No. 451, folio 300.

And the said Grantor does 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 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:

**YELLOW DOG PROPERTIES, LLC, a
Maryland limited liability company**

Veronica H. Wainwright
Veronica H. Wainwright

Sean Hickey {Seal}
BY: SEAN HICKEY

Julie Hickey {Seal}
BY: JULIE HICKEY

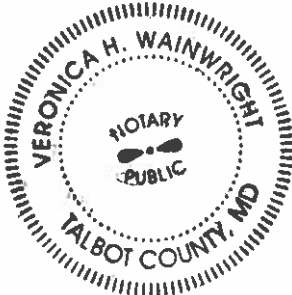
STATE OF MARYLAND, COUNTY OF TALBOT, to wit:

I hereby certify that on this **21st** day of **August, 2009** before me, the undersigned officer, a Notary Public in and for the State aforesaid, personally appeared **SEAN HICKEY and JULIE HICKEY**, known to me or satisfactorily proven to be the persons whose name are subscribed to the within instrument, and acknowledged that (i) they are all the MEMBERS of **YELLOW DOG PROPERTIES, LLC**, a Maryland limited liability company (the "LLC"), (ii) as such members, being authorized to do so, executed the same for and on behalf of the LLC in the capacity therein stated and for the purposes therein contained, and (iii) said instrument is the act of the LLC, giving oath under penalties of perjury that the consideration recited herein is correct.

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

My commission expires: 3/11/12

Veronica H. Wainwright
Notary Public




AFFIDAVIT OF GRANTEE

AS FIRST-TIME MARYLAND HOME BUYER

THE UNDERSIGNED EACH STATE UNDER OATH AND PENALTIES OF PERJURY THAT THE FOLLOWING IS TRUE TO THE BEST OF KNOWLEDGE, INFORMATION AND BELIEF OF EACH INDIVIDUAL:

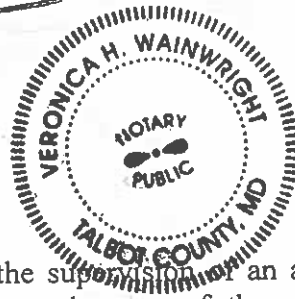
1. Each of the undersigned is a Grantee of residentially improved real property located at 718 LOMAX STREET, EASTON, MD 21601, and being more particularly described as Tax ID number 01-008471, Talbot County, Maryland.
2. Each of the undersigned is a first-time Maryland home buyer, (defined as an individual who has never owned in the State residential real property that has been the individual's principal place of residence), who will occupy the property as Grantee's principal residence.

 {Seal}
KEVIN M. ROSEMARY

SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of Maryland, County of Talbot, this 21st day of August, 2009.

My commission expires: 3/11/12


Notary Public



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.

AFTER RECORDING, PLEASE RETURN TO:
Eastern Shore Title Company
114 N. West Street
Easton, MD 21601
File No. E-14403DDB



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

August 1, 2025

Kevin Rosemary
718 Lomax Street
Easton, Maryland 21601

Re: BOZA Application V - 1500 / V 25 - 05
718 Lomax Street
Tax Map 0103, Grid 00EA, Parcel 0862
Easton, Maryland 21601

Mr. Rosemary,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on **Tuesday, August 19, 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. That granting the application will not be contrary to the public interest;
2. That granting the application will be in harmony with the purpose and intent of the Ordinance;
3. That granting the application will not be injurious to the neighborhood or otherwise detrimental to the public welfare;
4. That owing to conditions peculiar to the property, which conditions are not the result of any action taken by the applicant, a literal enforcement of the Ordinance will result in practical difficulty to the applicant.

Please be prepared to answer the four listed items above at the time of the Hearing. 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

August 4, 2025

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, August 19, 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 V - 1500 / V 25 - 05 has been filed by Kevin Rosemary (Applicant/Owner), pursuant to Section 28-1303.5.C of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Variance from Section 28 - 1006.D.1, the maximum permitted height of four (4) feet for fences, walls, and hedges above the elevation of the surface of the ground in any front yard. The Applicant is seeking to construct a 72" tall fence on a corner lot. The property is located at 718 Lomax Street, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 0862 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 or comments regarding this application, please contact the Planning Office at (410) 822-1943 or via email at planningandzoning@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 - August 4, 2025.

NOTICE

Notice is hereby given that Application V - 1500 / V 25 - 05 has been filed by Kevin Rosemary (Applicant/Owner), pursuant to Section 28-1303.5.C of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Variance from Section 28 - 1006.D.1, the maximum permitted height of four (4) feet for fences, walls, and hedges above the elevation of the surface of the ground in any front yard. The Applicant is seeking to construct a 72" tall fence on a corner lot. The property is located at 718 Lomax Street, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 0862 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, August 19, 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 V - 1500 / V 25 - 05..." was published in the:

The Star Democrat 08/02/25


**James F. Normandin
President & Publisher**

NOTICE

Notice is hereby given that Application V - 1500 / V 25 - 05 has been filed by Kevin Rosemary (Applicant/Owner), pursuant to Section 28-1303.5.C of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Variance from Section 28 - 1006.D.1, the maximum permitted height of four (4) feet for fences, walls, and hedges above the elevation of the surface of the ground in any front yard. The Applicant is seeking to construct a 72" tall fence on a corner lot. The property is located at 718 Lomax Street, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 0862 and is situated in the R-10A – Residential District.

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TOWN OF EASTON BOARD OF ZONING APPEALS

3086071 SD 8/2/2025



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

EXHIBIT SUMMARY
for 409 CROWBERRY CIRCLE
SE - 1507 / SE 25 - 10
2025 - 08 - 19

Applicant notified of hearing date: Email: 2025-08-01 – 18 days

Exhibit A: Code Enforcement Violation Notice #25-0775: 2025-07-12 – 38 days
Staff Report: 2025-08-12 – 7 days

Exhibit B: Application

Application: 2025-07-16 – 20 days
Special Exception Application SE - 1507 / SE 25 - 10
Letter to Board
Findings of Fact
Operation of Use Statement
Site Plan Exhibit
Site Photos
SDAT Information
August 2017 Recorded Deed

Proof of Payment: 2025-07-17 – 19 days

Exhibit C: Public Notices

Applicant Hearing Letter: 2025-08-01 – 18 days

400' Notices Distributed: 2025-07-31 – 19 days

Picture of Property Sign Posting: 2025-08-04 – 15 days

Advertisement sent to the Star Democrat: 2025-07-30 – 20 days

Advertisement run in Star Democrat: 2025-08-02 – 17 days



TOWN OF EASTON
OFFICE OF CODE ENFORCEMENT
14 S HARRISON ST
EASTON MD 21601

July 12, 2025

Case # 25-0775

Nicole Clemente
 409 Crowberry Cir
 Easton MD 21601

Re: Short Term Rental Violation notice for: 409 Crowberry Circle Easton MD 21601

Dear Property Owner,

It has come to the Town’s attention that your property is being advertised or used as a **short-term rental**. Please be aware that the use of this property as a short-term rental is not currently permitted and is in violation of two separate requirements under the Town Code:

Town of Easton Code, Chapter 28 Zoning, Article II - Permitted Uses

Short-term rentals are only permitted when the property owner obtains a **Special Exception (SE)** from the Town’s **Board of Zoning Appeals**. This process involves submitting an application and the required fee to the Department of Planning and Zoning and attending a public hearing. As of this notice, there is no record of a Special Exception having been granted for this property.

TABLE 2.1.A Residential Uses

Residential Uses

Use	A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I
Lodging										
Bed and Breakfast *	SE	SE	SE	SE	SE	SE	--	--	--	--
Short-Term housing	SE	SE	SE	--	SE	P	P	--	--	--

Town of Easton Code, Chapter 14 Licenses and Permits, Article II - Housing License

It shall be unlawful for any person to let for occupancy or allow the occupancy of any dwelling, dwelling unit, rooming unit or part thereof, whether for use on a nightly, weekly, monthly, or yearly basis, within the Town of Easton without having first obtained a license for said unit as hereinafter provided

Corrective Action Required:

You must remove all online advertisements and cease short-term rental use Friday, July 18, 2025.

If you wish to legally operate a short-term rental in the future, you must first obtain a **special exception** the Town’s Board of Zoning Appeals, and a rental license from the Office of Code Enforcement.

Failure to comply with this notice will result in the issuance of a **\$100 fine for the first day**, followed by **daily fines of \$200** for each day the violation continues, in accordance with Section 1-8(B) of the Town of Easton Code.

If you have questions, you may contact me directly at (410) 822-2525 ext. 403 or email newing@eastonmd.gov.

Sincerely,
 Town of Easton

Nick Ewing
 Code Enforcement

5d

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

SUBJECT: SPECIAL EXCEPTION 1507

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: Nicole Clemente

PURPOSE: The applicant is seeking a special exception to operate a short-term housing unit within the R-7A Zoning District in the Planned Unit Development known as Ashby Commons. The request stems from a Code Enforcement case opened on July 12, 2025.

RECOMMENDATION: Staff supports a Board **approval** of the application with the condition that the applicant obtains a rental license from the Town. The proposed use is residential in nature and will not alter the neighborhood’s existing residential character. The Town has implemented a rental license program that has additional requirements for short term rentals that will help mitigate any possible negative externalities.

APPLICATION INFORMATION:	
APPLICANT: Nicole Clemente 409 Crowberry Circle Easton MD, 21601	REPRESENTATIVE: N/A
PARCELS/ACREAGE:	
Parcel Information	Acreage

Map 101, Parcel 265A, Lot 55		0.05
ACCEPTANCE DATE: July 16, 2025	LOCATION: 409 Crowberry Circle	
EXISTING ZONING R-7A PUD	EXISTING LAND USE: Residential	
HISTORIC DISTRICT: No	FUTURE LAND USE: Residential	

CONTEXT:

Location/Site Access – The subject property is located within the Planned Unit Development known as Ashby Commons which consists of a mix of townhomes and single-family homes. The subdivision is accessed via Glebe Road and a connection through the Easton Marketplace Shopping Center.

Existing Conditions – The subject property is best described as an existing three-bedroom single family attached dwelling unit. The home has a roughly 28 feet long by 10 feet wide off-street parking area with additional on-street parking being located on Crowberry Circle. Code Enforcement discovered through an online search that an Airbnb is being operated out of this property.

Surrounding Properties –

	Land Use	Zoning District(s)	Future Planned Land Use
North	Residential	R-7A, PUD	Residential
South	Residential	R-7A, PUD	Residential
East	Open Space	R-7A, PUD	Residential

West	Residential	R-7A, PUD	Residential
------	-------------	-----------	-------------



Figure 1 Vicinity Map

PROPOSAL: The applicant is proposing to operate a short-term housing unit within the R-7A Zoning District. Short-term housing is permitted within the R-7A 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 July 12, 2025, Code Enforcement opened a case and sent a letter regarding a short-term rental (Airbnb) operating without a special exception or rental license at 409 Crowberry Circle. The letter directed the property owner to apply for a special exception and remove the listing of the short term rental by July 18, 2025. 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 short term rental unit will be required to obtain a rental license through the Town's Rental Housing Program. Chapter 14 of the Town Code outlines various requirements that must be met in order for a rental license to be granted.

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 – One of the findings that had to be made by the Town Council during the Planned Unit Development hearings for the Ashby Commons subdivision was “the proposed PUD development, in conjunction with existing and reasonably anticipated development in the neighborhood surrounding the site for the proposed PUD, will not interfere with the adequate and orderly provision of public services to the area.” This development also went through a thorough site plan review process to verify the availability of adequate public facilities that included representatives from Easton Utilities and the Town’s Engineering Department. The issuance of a short-term rental license in an existing dwelling unit will not interfere with the provision of these facilities.

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 Crowberry Circle with connections to Glebe Road and the Easton Marketplace 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 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 to 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. Adequate pedestrian and vehicular access is provided to the property through Crowberry Circle.

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’s future land use map designates this property as residential which is in keeping with the proposed use. There are no proposed changes to the structure that would relate to the Comprehensive Plan’s design and performance standards.

RECOMMENDED CONDITION:

1. The applicant shall obtain a rental license to operate a short term rental through the Town’s Rental Housing Program.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Special Exception 1507 with staff’s recommended condition.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1507 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
 JUL 16 2025
 TOWN OF EASTON

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

VARIANCE APPEAL SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	409 Crowberry Circle Easton MD 21601						
TAX MAP	0101	GRID	00EA	PARCEL	0265A	LOT	55
DEED REFERENCE	LIBER			FOLIO			
PLAT REFERENCE	LIBER			FOLIO			
EXISTING USE							
ZONING DISTRICT	R-7A with PUD Overlay						

HISTORIC DISTRICT Y N Planned Redevelopment District Y N

OWNER

NAME	Nicole Clemente		
MAILING ADDRESS	409 Crowberry Circle Easton MD 21601		
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

ANY 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	Nicole Clemente
Date	7.15.2025
PRINTED NAME OF APPLICANT OR AGENT	Nicole Clemente

For Office Use Only

Project Number	SE 25 - 10	Fee Received	\$700.00
Application Number	SE - 1507	Application Notification	08/04/2025
Filing Date	07/16/2025	Property Posting Date	08/04/2025
BOZA Hearing Date	08/19/2025	Notice(s) Published	08/02/2025
If ESDR, Date	-		

Revised 11-2023

Nicole Renee Clemente
409 Crowberry Circle
Easton, MD 21601

To The Board of Zoning Appeals
14 South Harrison Street Easton, Md 21601

Dear Members of the Board,

I am writing to formally request a special exception for my property located at 409 Crowberry Circle Easton Md 21601, where I have owned and lived since 2017.

I currently reside on the premises full-time and am seeking your permission to convert my home into a short-term rental unit. I believe this granted special use would allow me to continually contribute positively to our neighborhood in addition to meet the growing need for temporary housing on the eastern shore.

In addition to serving the needs of our community, and growing demand for temporary housing it would greatly impact myself financially as I am a single mom with two kids and have acquired substantial legal fees after a lengthy custody trial. Even being able to rent my home one weekend a month would provide much-needed supplemental income to help us rebuild and pay off the legal debt.

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

- 1- The rental unit will be listed on short term rental websites including Airbnb and VRBO.
- 2- There will be no traffic impact on the surrounding area, as I will only allow two vehicles. One in the driveway and one will be allotted in the guest parking adjacent from my house. This is standard for all homes on our street.
- 3- I will personally check-in all guests and screen each tenant prior to approval of renting the unit, ensuring they have positive reviews and treat the property and surrounding areas respectfully.
- 4- Check ins and check out will be during normal business hours.
- 5- Quiet hours will be strictly enforced and monitored through monitoring systems.
- 6- The property will satisfy all standards and safety codes with smoke/cO2 detectors, and confidential lock codes.
- 7- I will limit the guests staying to 6 people as that is the largest household size of neighboring families that live in the same style home.
- 8- Thorough cleaning will be performed between guest stays.
- 9- There won't be back to back stays as I only plan to rent it out on days my children are with their dad.
- 10- Stay duration will be anywhere from 3-7 days.

Several of my neighbors have operated a short-term rental without any complaints and I am committed to the same standard. I will personally screen every applicant and will not rent to anyone with poor reviews. My priority is to maintain a quiet, safe and respectful presence in our neighborhood. I have also already discussed my plans about this with several neighbors and they were all on board.

I am prepared to comply with any guidelines or conditions the Board requires, and I respectfully request your consideration on this special exception. I am available to answer any questions or concerns you may have.

Thank you for your time, consideration and service to our community.

Kind Regards,

Nicole Clemente

Answers to Board Questions for Findings of Fact

Dear Members of the Board,

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

The property at 409 Crowberry Circle Easton Maryland 21601 is situated in a residential zoning district and has been functioning as my primary residence since I bought in 2017. The proposed short-term rental use of the property will maintain the current physical structure without any changes to the building footprint, or parking areas as shown in the site plans. Trash cans will remain in the garage and tenants will be instructed to dispose of trash accordingly- in each bin and to keep trashcans where they are. Grounds will be maintained by myself, cutting the lawn, mulching, and weeding.

The proposed short-term rental operation will include management with on-site oversight by the property owner who remains nearby when rented or on the premises full-time when the property isn't rented, ensuring compliance with all the applicable regulations, occupancy limitations, and safety requirements.

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

The proposed short term rental on Crowberry circle will not adversely affect the health, safety and general welfare of the residents due to the thorough background checks, signed rules and regulations by the renters accepting the rental terms, the comprehensive management plan and safety measures that will be implemented. The property owner will be in the area shall any issue arise and all of my neighbors have my direct contact information to ensure the concerns will be addressed promptly and effectively. The background checks will provide reassurance that a thorough guest screening has been performed helping ensure that only responsible guests who respect the property and surrounding community will be permitted to stay.

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

By utilizing crowberry as a short term rental there will be no increased changes to the water, sewer, electrical, or other public utility or facility. The proposed rental will generate similar or possibly less use when small parties book.

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 includes a driveway and adequate off street parking that will accommodate tenants as it will be an even exchange of vehicles as when myself and partner are occupying the property, eliminating any impact on the street parking in the community. The transition to short-term rental use will not increase the number of vehicles associated with the property. Surprisingly, short term rental guests typically have fewer vehicles than long term tenants (who often host events) potentially reducing the overall parking demand. The ingress and egress points have been functioning without issue since the development was created.

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 property intentionally does not have a grill, firepit, wood burning fireplace, propane tanks, gasoline (all yard maintenance appliances are battery operated, stove is an induction oven) or any outdoor cooking appliance in order to minimize risk and prevent any unforeseen fire hazard. Candles are not permitted. The property also has adequate and up to code smoke/CO2 detectors in the event of an emergency. Odor will be controlled by the storage of trash bins remaining in the garage in order to meet HOA standards. There are no issues with improper drainage as we are not on a well and septic system. The property will have tenants sign off on the rules and expectations for guests to comply with noise restrictions while being respectful of neighbors.

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

The property at Crowberry Circle is an established residential component of the Ashby Commons community, that's existed for the last 13 years. The specific strip of odd number homes on Crowberry, where (409 is located) have remained the same homeowners (besides 401 being recently sold in June) since I've lived there. I have a great rapport and consider most of them like family. The community is a family friendly neighborhood, managed by the HOA, and landscapers maintain all common areas and the playground. It is also a melting

pot of residents including homeowners and tenants. The community of Ashby Commons, which is home to many long-term rental units, (which typically are the largest offenders of the Ashby Commons covenants and Bylaws) accommodates residents of all backgrounds, including two halfway houses that are government funded. While there are many different homeowners, with many different personalities and many different extracurriculars we have all managed to establish a balance and status quo and that is the way I want it to remain.

- g) The proposed use shall be in conformity with the provisions of the Easton Comprehensive Plan including those provisions of the 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 is in conformity with Easton's Comprehensive Plan in providing a communities long term vision in that this proposed short-term rental will not disrupt living or working activities of the town. No physical changes are being proposed to the property. There will be no additions, or construction or disruption in any way to how the community already operates. This will function as residential and there will be no commercial use. This application is not seeking the permit for building a shopping center or any other commercial type use that would require separate provisions under the ordinance. This request represents a minor adaptation that supports residential use while supporting broader community goals and likely bringing business and money to our county.

I respectfully request your consideration on this special exception, which would assist me in paying off exorbitant legal fees and supporting my ability to afford private health insurance while continuing to contributing to my community and my family.

Thank you for your time and consideration.

Sincerely,

Nicole R. Clemente
RN-BSN

Nicole Clemente
409 Crowberry Circle
Easton Maryland, 21601

July 16, 2025

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

Operation Use Statement

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

- Requirement of a government issued ID
- Signed Rental agreement outlines the rules and regulations of the rental as well as Talbot County guidelines
- Provide the tenants with a copy of Ashby Commons HOA covenants
- Installed smoke/CO2 detectors
- Ring Doorbell outdoor camera to monitor activity when entering and exiting.
- Parking will consist of 2 spots: one spot in the driveway and one in the public parking adjacent to our home.
- Check-in will be 3pm and check out will be 11 am.
- Maximum 6 guests with descriptions of ages and names of all tenants.

As a member of the board of directors on our Ashby Commons HOA, I take pride in the safety, appearance and upkeep of our community and plan to maintain that standard through careful consideration of high quality tenants.

As a registered nurse, and single mom of two I have had the privilege to serve our community for the last 10 years. With this special exception being granted, it would allow me to help pay back tremendous legal fees I've inquired during a lengthy child custody battle and provide me the means to purchase private health insurance as both positions I carry do not offer benefits.

Thank you tremendously for your time and consideration.

Kind Regards,

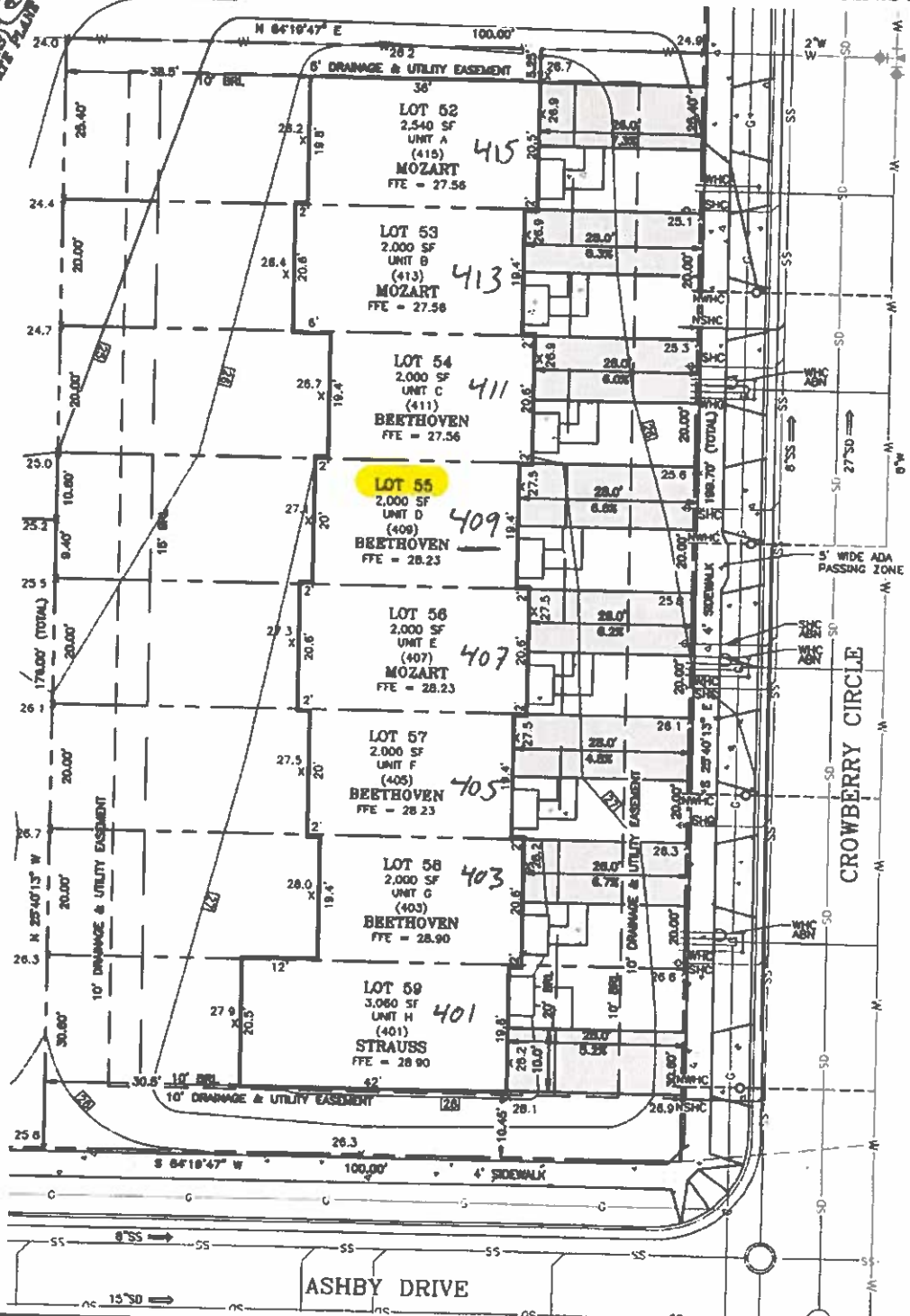
Nicole R. Clemente

UTILITY SERVICE KEY

- WHC EXISTING WATER HOUSE CONNECTION - (METERED POTABLE SERVICE UNMETERED FIRE SERVICE)
- NWHC NEW WATER HOUSE CONNECTION TO BE INSTALLED - (BOTH POTABLE AND FIRE SERVICES METERED)
- AWHC ABANDONED WATER HOUSE CONNECTION ABN
- SHC EXISTING SEWER HOUSE CONNECTION
- NSHC NEW SEWER HOUSE CONNECTION TO BE INSTALLED

NOTE THAT HOUSE CONNECTION LOCATIONS AND DESCRIPTIONS OF VARIOUS WATER HOUSE CONNECTIONS PROVIDED HEREON ARE SHOWN PER APPROVED PLANS. PLUMBER SHALL FIELD VERIFY LOCATIONS AND WHETHER FIRE SERVICE IS METERED OR UNMETERED AND SHALL PLAN ACCORDINGLY.

MAY 23 (CONS) MARYLAND STATE PLANNING



COMPILE REVIEW APPROVAL
 BY: *[Signature]*
 DATE: 2/17/12

SHEET No. 1 OF 1	PERMIT SITE PLAN BUILDING #52 (LOTS 52 THROUGH 59) 401,403,405,407,409,411,413, & 415 CROWBERRY CIRCLE ASHBY COMMONS IN THE TOWN OF EASTON TAX MAP 101 GRID 9 TAX PARCEL 265	Lane Engineering, LLC Established 1986 Civil Engineers • Land Planning • Land Surveyors E-mail: mail@lane.com 117 Bay St. Easton, MD 21801 (410) 822-8003 15 Washington St. Cambridge, MD 21613 (410) 221-0818 304 Pennsylvania Ave. Centerville, MD 21017 (410) 758-2085
DATE: 2/1/12 SCALE: 1"=20' JOB No. 100180 FILE No. 2479	Date: 01/31/2012 - 10:00am User: jander Project: Stormwater_000 Drawing Path: S:\2010\0100\100180\000\000\000.dwg User: jander Plot: 100180.dwg Plot Date: 2/1/12 Plot Time: 10:00am Plot Path: S:\2010\0100\100180\000\000\000.dwg User: jander	



Exhibit
B









[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 01 Account Identifier - 198547

Owner Information

Owner Name: CLEMENTE NICOLE R Use: RESIDENTIAL
 Mailing Address: 409 CROWBERRY CIR Principal Residence: YES
 EASTON MD 21601- Deed Reference: /02473/ 00061

Location & Structure Information

Premises Address: 409 CROWBERRY CIR Legal Description: LOT 55-2,000 SF
 EASTON 21601-0000 CROWBERRY CIRCLE
 ASHBY COMMONS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0101	00EA	0265A	1410024.21	0002			55	2025	Plat Ref: 83/ 71

Town: EASTON

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2012	1,730 SF		2,000 SF	

Stories	Basement	Type	Exterior	Quality	Ful/Half Bath	Garage	Last Notice of Major Improvements
3	NO	CENTER UNIT	SIDING/	3	2 full/ 1 half	1 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2024	07/01/2025
Land:	65,000	70,000		
Improvements	138,900	196,700		
Total:	203,900	266,700	203,900	224,833
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
CONNOR KARA	08/25/2017	\$165,000
ARMS LENGTH IMPROVED	Deed1: /02473/ 00061	Deed2:
NVR INC	07/10/2012	\$149,990
ARMS LENGTH IMPROVED	Deed1: /01999/ 00122	Deed2:
ASHBY COMMONS LC	03/05/2012	\$248,000
ARMS LENGTH MULTIPLE	Deed1: /01965/ 00241	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:

EASTERN SHORE TITLE COMPANY
114 N. West Street
Easton, Maryland 21601
Telephone: 410-820-4426 Fax: 410-820-4429
Website: www.easternshoretitle.com
Email: info@easternshoretitle.com

CERTIFICATION IS MADE THAT ALL TAXES
DUE ON THE PROPERTY INDICATED IN
THIS DEED HAVE BEEN PAID.
FINANCE OFFICER OF TALBOT COUNTY

ANDREW HOLLIS, FIN. OFFICER
DATE 8/25/2017 KB

This Deed, made this 24th day of August, 2017, by and between KARA CONNOR, Maryland resident(s), Grantor; and NICOLE R. CLEMENTE, Grantee.

- Witnesseth -

THAT FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Five Thousand And 00/100 Dollars (\$165,000.00)** and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, the said **KARA CONNOR** does hereby grant and convey unto the said **NICOLE R. CLEMENTE, her heirs, personal representatives 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, piece or parcel of ground situate, lying and being in the Town of Easton, First Election District of Talbot County, Maryland, and designated as Lot No. 55, on a Plat entitled: "FINAL PLAT, PHASE 3 SUBDIVISION OF REMAINING LAND PARCELS "G" AND "H", 'ASHBY COMMONS' IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND", prepared by Lane Engineering, LLC, dated March 4, 2011 and recorded among the Plat Records of Talbot County, Maryland in PC 83/71; reference to said plat and the recording thereof is hereby made for a more particular description of said lot by metes and bounds, courses and distances.

BEING the same property conveyed unto KARA CONNOR from NVR, INC., a Virginia corporation, by Deed dated June 28, 2012 and recorded among the Land Records of Talbot County, Maryland in Liber No. 1999, folio 122.

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 **NICOLE R. CLEMENTE, her heirs, personal representatives and assigns, forever, in fee simple; SUBJECT, HOWEVER, to the covenants, conditions, restrictions and terms in an Agreement by and between John H. Mears, Jr. and Lowe's Home Centers, Inc., dated April 24, 1992 and recorded in Liber No. 724, folio 733; ALSO SUBJECT to an Amended and Restated Joint Development and Operating Agreement, by and between Mears Properties, LLC, Easton Marketplace, LLC and Lowe's Home Centers, Inc., dated December 27, 2006 and recorded in Liber No. 1507, folio 100; ALSO SUBJECT to Ashby Commons Homeowners Association, Inc. Declaration of Covenants, Conditions and Restrictions, dated July 1, 2010 and recorded in Liber No. 1810, folio 020; and recorded in HOA Depository Liber No. 0004, folio 042; ALSO SUBJECT to First Supplemental Declaration of Covenants, Conditions and Restrictions for Ashby Commons Homeowners Association, Inc., dated July 20, 2010 and recorded in Liber No. 1812, folio**

TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
AMT: 81,980.00
DATE: 8/25/2017
INITIALS: KB
Prop ID: 01-198547



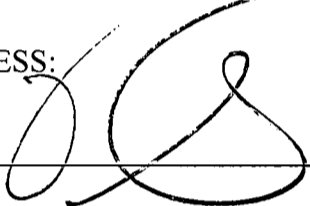
TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2473, p. 0061, MSA CE91 2412. Date available 08/31/2017. Printed 07/18/2025.

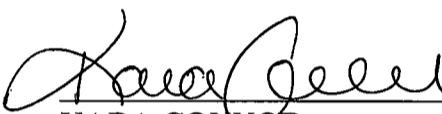
471; and recorded in HOA Depository Liber No. 0004, folio 093; ALSO SUBJECT to Second Supplemental Declaration of Covenants, Conditions and Restrictions for Ashby Commons Homeowners Association, Inc., dated August 25, 2010 and recorded in Liber No. 1824, folio 287; and recorded in HOA Depository Liber No. 0004, folio 097; ALSO SUBJECT to Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Ashby Commons Homeowners Association, Inc., dated January 31, 2011 and recorded in Liber No. 1870, folio 263 and recorded in HOA Depository Liber No. 0004, folio 101; ALSO SUBJECT to First Amendment to Ashby Commons Public Works Agreement, dated August 19, 2011 and recorded in Liber No. 1913, folio 213; ALSO SUBJECT to Declaration of Covenants dated February 22, 2012 and recorded among the Land Records of Talbot County, Maryland in Liber No. 1965, folio 244; FURTHER SUBJECT to Ashby Commons Homeowners Association, Inc. Homeowners Association Disclosure Statement, recorded in HOA Depository Liber No. 0004, folio 035.

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:



 {Seal}
KARA CONNOR

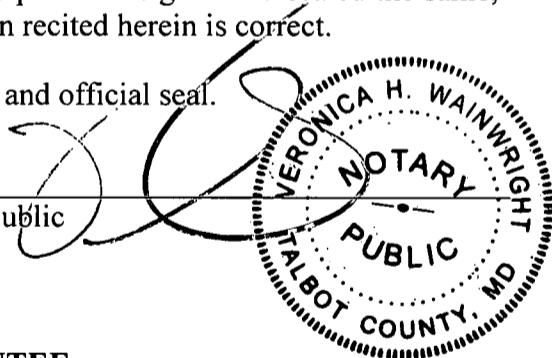
STATE OF MARYLAND, COUNTY OF TALBOT, to wit:

I hereby certify that on this **24th** day of **August, 2017**, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **KARA CONNOR**, 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 Deed to be her 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.

My commission expires: 2.1.2020

Notary Public



AFFIDAVIT OF GRANTEE

AS FIRST-TIME MARYLAND HOME BUYER

THE UNDERSIGNED EACH STATE UNDER OATH AND PENALTIES OF PERJURY THAT THE FOLLOWING IS TRUE TO THE BEST OF KNOWLEDGE, INFORMATION AND BELIEF OF EACH INDIVIDUAL:

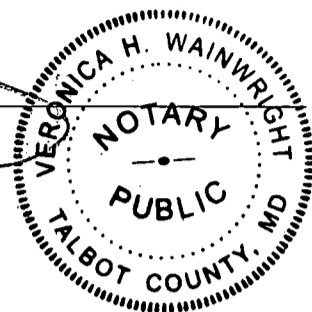
1. Each of the undersigned is a Grantee of residentially improved real property located at 409 CROWBERRY CIRCLE, EASTON, MD 21601, and being more particularly described as Tax ID number 01-198547, Talbot County, Maryland.
2. Each of the undersigned is a first-time Maryland home buyer, (defined as an individual who has never owned in the State residential real property that has been the individual's principal place of residence), who will occupy the property as Grantee's principal residence.

 {Seal}
NICOLE R. CLEMENTE

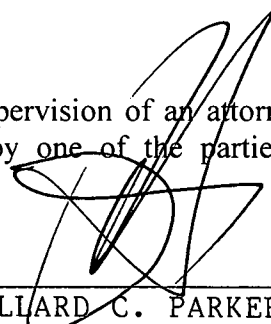
SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of Maryland,
County of Talbot, this 24th day of August, 2017.

My commission expires: 2.1.2020

Notary Public



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-2017-20809CLH

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2473, p. 0063, MSA_CE91_2412. Date available 08/31/2017. Printed 07/18/2025.

Mary Ann Shortall, Clerk
Circuit Court For Talbot County
11 N. Washington St., Suite 16
Easton, Maryland 21601

License and Recording
(410) 822-2611 Ext. 4

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

Name: clemente

Ref:

LR - Deed (with Taxes)

Surcharge 40.00

LR - Deed State

Transfer Tax 412.50

LR - County Transfer

Tax - linked 1,150.00

LR - NR Tax - 1kd 0.00

=====
SubTotal: 1,622.50
=====

Total: 1,682.50

08/25/2017 12:32

CC20-DR

#8967761 CC0205 -

Talbot

County/CC02.05.01 -

Register 01

DOCUMENT VALIDATION
(excluded from page count)

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)

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
Agent:
Tax Bill:
C.B. Credit:
Ag. Tax/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).

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)
New Owner's (Grantee) Mailing Address

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: Candace Harrison
Firm: EASTERN SHORE TITLE COMPANY
Address: 114 N. West Street
Easton, Maryland 21601 Phone: (410) 820-4426

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Will the property being conveyed be the grantee's principal residence?
Does transfer include personal property? If yes, identify:
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
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) MAS 2473, p. 0065, MSA_CE91_2412, Date available 08/31/2017, Printed 07/18/2025.



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

August 1, 2025

Nicole Clemente
409 Crowberry Circle
Easton, Maryland 21601

Re: BOZA Application SE - 1507 / SE 25 - 10
409 Crowberry Circle
Tax Map 0101, Grid 00EA, Parcel 0265A, Lot 55
Easton, Maryland 21601

Ms. Clemente,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, August 19, 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

August 4, 2025

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, August 19, 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 - 1507 / SE 25 - 10 has been filed by Nicole Clemente (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 short-term rental (Air BnB) within the Planned Unit Development (PUD) known as Ashby Commons. The property is located at 409 Crowberry Circle, Easton, Maryland, also known as Tax Map 0101, Grid 00EA, Parcel 0265A, Lot 55, and is situated in the PUD zoning district with an underlying zoning of R-7A 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 or comments regarding this application, please contact the Planning Office at (410) 822-1943 or via email at planningandzoning@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 - August 4, 2025.

NOTICE

Notice is hereby given that Application SE - 1507 / SE 25 - 10 has been filed by Nicole Clemente (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 short-term rental (Air BnB) within the Planned Unit Development (PUD) known as Ashby Commons. The property is located at 409 Crowberry Circle, Easton, Maryland, also known as Tax Map 0101, Grid 00EA, Parcel 0265A, Lot 55, and is situated in the PUD zoning district with an underlying zoning of R-7A 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, August 19, 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.

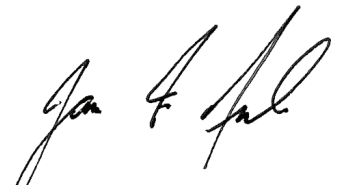
29088 Airpark Drive
Easton, MD 21601

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 - 1507 / SE 25 - 10..." was published in the:

The Star Democrat 08/02/25



James F. Normandin
President & Publisher

NOTICE

Notice is hereby given that Application SE - 1507 / SE 25 - 10 has been filed by Nicole Clemente (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 short-term rental (Air BnB) within the Planned Unit Development (PUD) known as Ashby Commons. The property is located at 409 Crowberry Circle, Easton, Maryland, also known as Tax Map 0101, Grid 00EA, Parcel 0265A, Lot 55, and is situated in the PUD zoning district with an underlying zoning of R-7A 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, August 19, 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

3086073 SD 8/2/2025



TOWN OF EASTON
Planning & Zoning Department
14 South Harrison Street
P.O. Box 520
Easton, Maryland 21601

EXHIBIT SUMMARY
for 8266 LINCOLN COURT
SE - 1333 / SE 25 - 08
2025 - 08 - 19

Applicant notified of hearing date: Email: 2025-08-01 – 18 days

Exhibit A: Staff Report: 2025-08-12 – 7 days

Exhibit B: Application

Application: 2025-07-11 – 22 days
Special Exception Application SE - 1333 / SE 25 - 08
Statement of Use
Findings of Fact
June 2001 Site Plan
January 2024 Recorded Deed

Proof of Payment: 2025-07-11 – 22 days

Exhibit C: Public Notices

Applicant Hearing Letter: Email: 2025-08-01 – 18 days

400' Notices Distributed: 2025-07-31 – 19 days

Picture of Property Sign Posting: 2025-08-04 – 15 days

Advertisement sent to the Star Democrat: 2025-07-30 – 20 days

Advertisement run in Star Democrat: 2025-08-02 – 17 days

Date of Hearing: August 19, 2025

5c

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

SUBJECT: SPECIAL EXCEPTION 1333

ELECTION WARD: Ward 2

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: Amy C. Williamson

PURPOSE: The applicant is seeking a special exception to operate a short-term housing unit within the R-10A Zoning District.

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

APPLICATION INFORMATION:	
APPLICANT: Amy C. Williamson 8266 Lincoln Court Easton MD, 21601	REPRESENTATIVE: N/A
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 35, Grid 7, Parcel 123, Lot 33	0.31



ACCEPTANCE DATE: October 29, 2024	LOCATION: 8266 Lincoln Court
EXISTING ZONING R-10A	EXISTING LAND USE: Residential
HISTORIC DISTRICT: No	FUTURE LAND USE: Residential

CONTEXT:

Location/Site Access – The subject property is located within the residential subdivision of Waylands. Access is provided via Lincoln Court, a residential street that terminates at the property line as a planned future connection to an adjacent parcel currently outside the Town limits. Public sidewalks are present on both sides of Lincoln Court, providing connectivity to the broader sidewalk network within the subdivision.

Existing Conditions – The property contains a single-family dwelling with a small living space above the attached two-car garage. This space was originally constructed without permits by a previous owner; however, the issue was subsequently resolved through the issuance of a residential building permit (#25-20122) by the Building Department on January 30, 2025. Additional permits for plumbing (#25-20101) and HVAC (#25-20145) were issued on February 3, 2025, and February 11, 2025, respectively. The site also contains an approximately 32-foot long by 19-foot-wide off-street parking area.

Surrounding Properties –

	Land Use	Zoning District(s)	Future Planned Land Use
South	Residential	R-10A	Residential
North	Agriculture	County Zoning	Priority 2 Annexation Area
East	Residential	R-10A	Residential
West	Residential	County Zoning	Priority 1 Annexation Area



Figure 1: Vicinity Map

PROPOSAL: The applicant is proposing to operate a short-term housing unit within the R-10A Zoning District. Short-term housing is permitted within the R-10A 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.*

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 R-10A 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. Adequate off-street parking exists to serve the existing single family dwelling unit.

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. The Waylands subdivision was approved for a mix of single-family dwelling units and townhome units through both the traditional subdivision process and the PUD process. Both of these processes require findings to be made regarding the adequate provision of public facilities.

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 Lincoln Court. The proposed use will 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 prior to the property being utilized as a short term rental.
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 1333 with staff's recommended conditions.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1333 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
 OCT 29 2024
 TOWN OF EASTON

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

VARIANCE APPEAL SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	8266 Lincoln Court, Easton, MD 21601						
TAX MAP	0035	GRID	0007	PARCEL	0123	LOT	33
DEED REFERENCE	LIBER	3084	FOLIO	196	OR Liber 3092 Folio 388		
PLAT REFERENCE	LIBER	444	FOLIO	327			
EXISTING USE							
ZONING DISTRICT	R-10A						

HISTORIC DISTRICT Y N Planned Redevelopment District Y N

OWNER

NAME	AMY WILLIAMSON + WILLIAM MILLIOS	
MAILING ADDRESS	8266 Lincoln Court, Easton, MD 21601	
TELEPHONE NO.	EMAIL	

APPLICANT OR AGENT

n/a

NAME	Same as owner	
MAILING ADDRESS		
TELEPHONE NO.	EMAIL	

Surveyor / Engineer

n/a

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

ANY 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	<i>Amy C. Williamson</i>
Date	<i>10.21.2024</i>
PRINTED NAME OF APPLICANT OR AGENT	<i>AMY C. WILLIAMSON</i>

For Office Use Only

Project Number	SE 25 - 08	Fee Received	\$700.00
Application Number	SE - 1333	Application Notification	08/04/2025
Filing Date	07/11/2025	Property Posting Date	08/04/2025
BOZA Hearing Date	08/19/2025	Notice(s) Published	08/02/2025
If ESDR, Date	-		

Revised 11-2023

Special Exception Application
8266 Lincoln Court,
Easton, MD

To Whom It May Concern:

We reside at 8266 Lincoln Court, a single-family home at the end of a dead-end street. The previous owners of our home converted the space above the garage into an efficiency apartment. We would like to turn this into a short-term rental (such as those found on AirBnB, VRBO, and other similar sites).

We will continue to reside in the home, and will directly oversee any prospective tenants of the apartment.

Advertising and booking will be handled through the short-term rental website. Tenants will be screened for suitability for a residential neighborhood. Tenants will park on our driveway, and there is a separate stairway entrance to the efficiency apartment around the back of the home. Tenants will be limited to one or two persons at a time. We do not expect significant traffic impact.

We will abide by any other requirements that the City of Easton places on short-term rentals.

We humbly request approval from the Board for this application.

Yours,

Amy C. Williamson

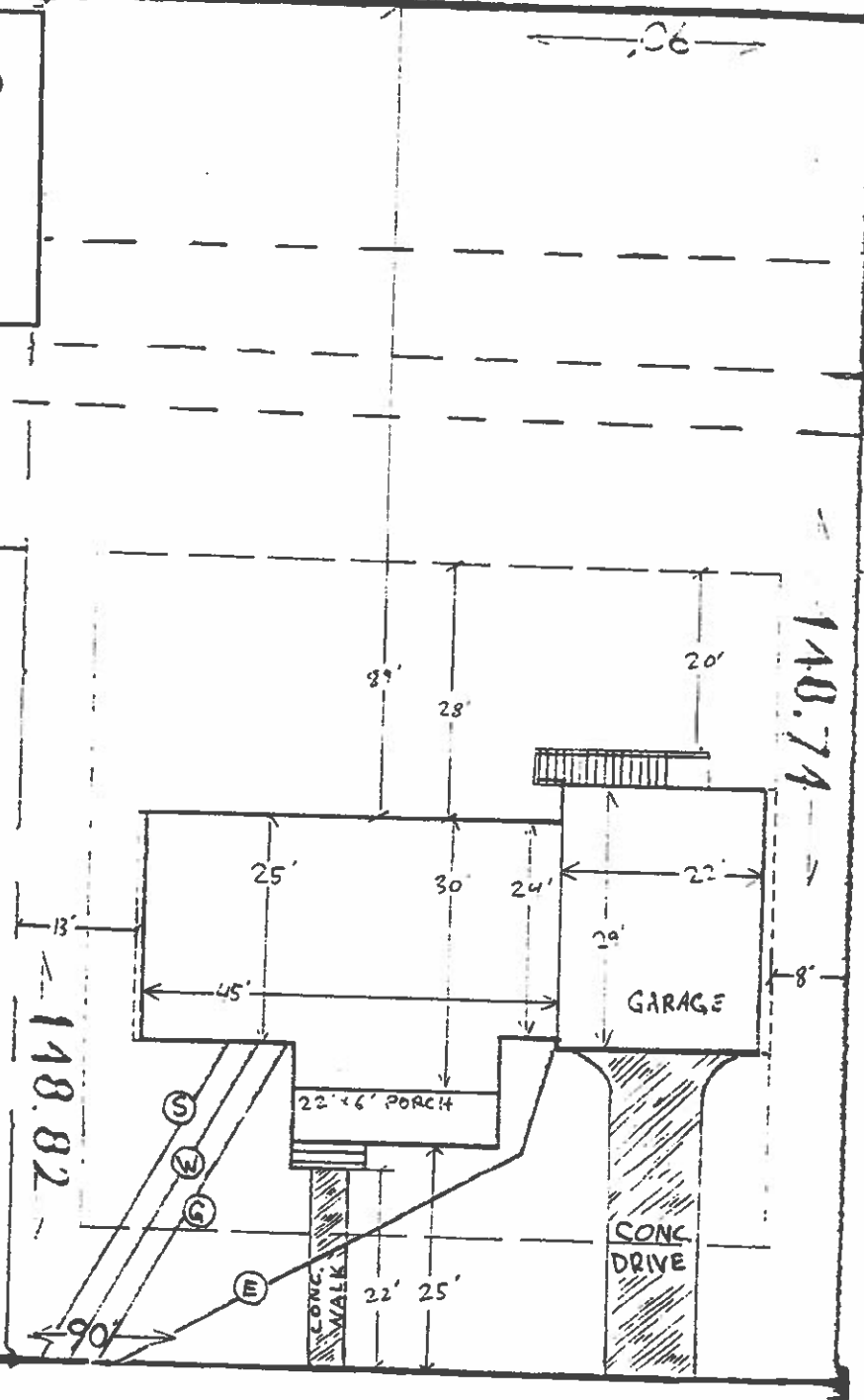
William L. Millios

Findings of Fact
From the Board of Zoning Appeals Checklist
Special Exception Application

We attest that all of the following are true:

- 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 in 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 of land. The proposed use shall be compatible and complimentary and uses customarily found near or in conjunction with one another.

Permit application for:
8266 Lincoln Court (Lot #33, Waylands)
 1700 sq. ft. stick-built Cape cod
 w/ 2-car garage
 by:
C.S.A. Enterprises, Inc.
 8186 June Way # 800
 410-820-8424



148.82
 148.74
 LOT
 33

← LINCOLN COURT →

ZONING REVIEW APPROVED
 BY: Tom Smith
 DATE: 6/4/01

May Last Title
File No. 23-2284
Tax ID# -01-090623

Talbot County Cir Crt	
IMP FD SURE	\$40.00
RECORDING FEE	\$20.00
TR TAX STATE	\$850.25
TR TAX CTY	\$2,901.00
TOTAL	\$3,811.25
KMD NAH	
Jan 04, 2024	02:32 pm

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
JJ 01/04/2024

DEED

THIS DEED, made this 2nd day of January, 2024, by and between Charles Townsend LLC, GRANTOR; and Amy C. Williamson, GRANTEE.

- Witnesseth -

THAT in consideration of the sum of Three Hundred Forty Thousand One Hundred and 00/100 Dollars (\$340,100.00), the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said Amy C. Williamson, as sole owner, in fee simple, all that lot of ground situate in the State of Maryland, County of Talbot, and described as follows, that is to say:

Being known and designated as all that lot or parcel of ground situate in Talbot County, Maryland, being shown and designated as Lot 33, Section E, Phase 3, on a series of two plants entitled "Final Subdivision Plat-Section E, Phases 2,3 and 4 of Waylands in The Town of Easton First Election District, Talbot County, Maryland Prepared for Atkiss Associations, Inc." dated March 99 and "Final Subdivisions Plat-Section E, Phases 3 & 4 of Waylands in the Town of Easton First dated March 99, as prepared by McCrone, Registered Professional Land Surveyor and recorded among the Plat Records of Talbot County in Plat Cabinet 5, folios 51 and 511. Reference is herein and hereby made to said plats and the records thereof for a more complete description of the said Lot 33 by metes and bounds, courses and distances, exactly as if the same had been recited herein.

The improvements thereon being known as 8266 Lincoln Court, Easton, MD 21601.

BEING the fee simple property which, by Quit Claim Deed dated November 13, 2023, and recorded in the Land Records of the County of Talbot, Maryland, in Liber 3084, Folio 196, was granted and conveyed by Charles Fulton Townsend, Jr. unto Charles Townsend LLC.

SUBJECT, HOWEVER, to all restrictions, existing easements, rights of way and agreements for roadways, electric transmission lines and telephone lines and the service and maintenance thereof.

Bay East Title
File No. 23-2284
Tax ID# -01-090623

DEED

THIS DEED, made this 2nd day of January, 2024, by and between Charles Townsend LLC, GRANTOR; and Amy C. Williamson, GRANTEE.

- Witnesseth -

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Being known and designated as all that lot or parcel of ground situate in Talbot County, Maryland, being shown and designated as Lot 33, Section E, Phase 3, on a series of two plats entitled "Final Subdivision Plat-Section E, Phases 2,3 and 4 of Waylands in The Town of Easton First Election District, Talbot County, Maryland Prepared for Atkiss Associations, Inc." dated March 99 and "Final Subdivisions Plat-Section E, Phases 3 & 4 of Waylands in the Town of Easton First dated March 99, as prepared by McCrone, Registered Professional Land Surveyor and recorded among the Plat Records of Talbot County in Plat Cabinet 5, folios 51 and 511. Reference is herein and herby made to said plats and the records thereof for a more complete description of the said Lot 33 by metes and bounds, courses and distances, exactly as if the same had been recited herein.

The improvements thereon being known as 8266 Lincoln Court, Easton, MD 21601.

BEING the fee simple property which, by Quit Claim Deed dated November 13, 2023, and recorded in the Land Records of the County of Talbot, Maryland, in Liber 3084, Folio 196, was granted and conveyed by Charles Fulton Townsend, Jr. unto Charles Townsend LLC.

SUBJECT, HOWEVER, to all restrictions, existing easements, rights of way and agreements for roadways, electric transmission lines and telephone lines and the service and maintenance thereof.

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 Amy C. Williamson, as sole owner, in fee simple.

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

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

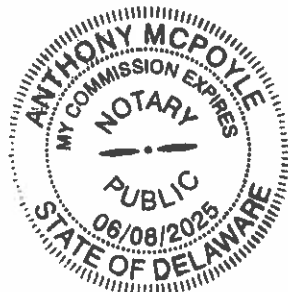
Charles Townsend LLC


By: David E. Schmidt, III, Managing Member

STATE OF Delaware, COUNTY OF Kent, TO WIT:

I hereby certify that on this 28 day of December 2023 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared David E. Schmidt, III, who acknowledged himself/herself to be the Managing Member of the Grantor corporation, and that as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the Corporation, by himself/herself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer or all, or substantially all, of the property and assets of the Corporation, giving oath under penalties of perjury that the consideration recited herein is correct.

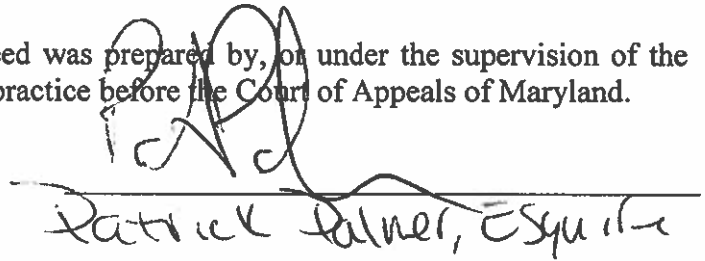
IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Amy McPhee, Notary Public
My commission expires: 06/08/2025

ON THIS 28 DAY OF December, 2023
David E. Schmidt APPEARED
BEFORE ME Amy McPhee
A NOTARY PUBLIC FOR THE STATE OF DELAWARE,
COUNTY OF KENT

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 Court of Appeals of Maryland.



Patrick Palmer, Esquire

AFTER RECORDING, PLEASE RETURN TO:
Bay East Title
114 West Water Street
Centreville, MD 21617

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 Charles Townsend LLC

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

8266 Lincoln Court, 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

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

CHARLES TOWNSEND LLC

Name of Entity

David E. Schmidt, III

Name

12/28/23
**Date

Managing Member

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.

OWNER OCCUPANCY AFFIDAVIT

Amy C. Williamson, the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me.

WITNESS:

As to All

Amy C. Williamson (SEAL)
Amy C. Williamson

_____ (SEAL)

STATE OF MARYLAND

Carun Anne

, to wit:

I HEREBY CERTIFY, that on this 2nd day of January, 2024, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Amy C. Williamson, the party herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be his act, and in my presence signed and sealed the same.

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

[Signature]

Notary Public

My Commission Expires

1/3/24





TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

August 1, 2025

Amy Williamson and William Millios
8266 Lincoln Court
Easton, Maryland 21601

Re: BOZA Application SE - 1333 / SE 25 - 08
8266 Lincoln Court
Tax Map 0035, Grid 0007, Parcel 0123, Lot 33
Easton, Maryland 21601

Ms. Williamson and Mr. Millios,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, August 19, 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

August 4, 2025

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, August 19, 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 - 1333 / SE 25 - 08 has been filed by Amy Williamson and William Millios (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 short-term rental (Air BnB) in the R-10A – Residential District. The property is located at 8266 Lincoln Court, Easton, Maryland, also known as Tax Map 0035, Grid 0007, Parcel 0123, Lot 33, 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 or comments regarding this application, please contact the Planning Office at (410) 822-1943 or via email at planningandzoning@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 - August 4, 2025.

NOTICE

Notice is hereby given that Application SE - 1333 / SE 25 - 08 has been filed by Amy Williamson and William Millios (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 short-term rental (Air BnB) in the R-10A – Residential District. The property is located at 8266 Lincoln Court, Easton, Maryland, also known as Tax Map 0035, Grid 0007, Parcel 0123, Lot 33, 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, August 19, 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 - 1333 / SE 25 - 08..." was published in the:

The Star Democrat 08/02/25



**James F. Normandin
President & Publisher**

NOTICE

Notice is hereby given that Application SE - 1333 / SE 25 - 08 has been filed by Amy Williamson and William Millios (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 short-term rental (Air BnB) in the R-10A – Residential District. The property is located at 8266 Lincoln Court, Easton, Maryland, also known as Tax Map 0035, Grid 0007, Parcel 0123, Lot 33, 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, August 19, 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

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