



## Board of Zoning Appeals MEETING AGENDA

Tuesday, September 16, 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 August 19, 2025 meeting.

3. **Election of Officers**

4. **Oath to Testify**

5. **Applications**

- a. **Application:**  
**Applicant:**

V - 1510 / V 25 - 06  
TF Architecture  
c/o Anthony Freitag RA AIA

**Location:**

29465 Nancy Street  
Tax Map 0108, Grid 00EA, Parcel  
2777K, Lot 42

**Zoning District:**

R-10A

**Request:**

Variance request pursuant to Section 28-1303.5 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 8' tall fence on a corner lot.

- b. **Application:**  
**Applicant:**  
**Location:**

V - 1542 / V 25 - 08  
Nicholas Bechtel  
29549 Golton Drive  
Tax Map 0102, Grid 00EA, Parcel 2878,  
Lot 40

**Zoning District:**

R-10A

**Request:**

Variance request pursuant to Section 28-1303.5 C of the Town of Easton Zoning Ordinance from Section 28-1009, the minimum setback of forty (40) feet from the right-of-way line or property line boarding a major road (Maryland Route 328).

The Applicant is seeking to construct a 1,200 square foot pole building.

**c. Application Number:**

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 Variance request for the minimum eight (8) foot side yard setback requirement for all uses and structures in the R-7A – Residential zoning district, and the required three (3) foot setback for any parking or maneuvering space to any street line, sidewalk or property line for a residential use has been withdrawn from the September 16, 2025 Board of Zoning Appeals agenda.**

**6. Adjournment**



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

Tuesday, August 19, 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:

- 18 Gary Molchan, Vice Chairman
- 19 Meredith Girard, Esq.
- 20 Paul Weber
- 21 Zakary A. Krebeck, Alternate

**Absent:**

Staff:

- 25 Joseph Mayer, Plan Reviewer
- 26 Samantha Smith, Administrative Specialist

Staff:

- 28 Miguel Salinas, Planning and Zoning Director
- 29 Lynn B. Thomas AICP, Town Planner -
- 30 Long Range
- 31 Nicholas Johnson AICP, Town Planner -
- 32 Current
- 33 Sharon Van Emburgh, Esq. Town Attorney
- 34 Aaron Cooper, Esq. Legal Associate

**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 July 15, 2025 Decision Summary.  
Vice Chairman Molchan seconded the motion.**

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

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

55 Board.

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58 **4. Applications —**

- 59 **a. File No.:** V - 1500 / V 25 - 05
- 60 **Applicant:** Kevin Rosemary
- 61 **Location:** 718 Lomax Street, Easton, MD 21601
- 62 Tax Map 0103, Grid 00EA, Parcel 0862
- 63 **Zoning:** R-10A
- 64 **Request:** The Applicant is requesting a Variance from Section 28-1006.D.1
- 65 of the Zoning Ordinance, the maximum permitted height of four (4) feet for
- 66 fences, walls, and hedges above the elevation of the surface of the ground in any
- 67 front yard. The Applicant is seeking to construct a 72" tall privacy fence on a
- 68 corner lot.

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71 **Staff Presentation:**  
72 Nicholas Johnson AICP, Planner  
73 Miguel Salinas, Planning and Zoning Director

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75 **Applicant Presentation:**  
76 Kevin Rosemary

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78 **Public Comment —** None  
79 **Public Comment Written —** None

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

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Vote	3 - 0
FOR:	3 - Molchan, Girard, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

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- 90 **b. File No.:** SE - 1507 / SE 25 - 10
- 91 **Applicant:** Nicole Clemente
- 92 **Location:** 409 Crowberry Circle, Easton, MD 21601
- 93 Tax Map 0101, Grid 00EA, Parcel 0265A, Lot 55
- 94 **Zoning:** R-7A with a PUD Overlay
- 95 **Request:** The Applicant is requesting a Special Exception pursuant to
- 96 Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (1) 121
- 97 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as Short-term
- 98 Housing in the R-7A zoning district in the Planned Unit Development (PUD)
- 99 known as Ashby Commons.

100

101 **Background:** This request stems from a Code Enforcement case (#25-0775)  
102 opened on July 12, 2025 for the operation of a short-term rental without a Special  
103 Exception or rental license.

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105 **Staff Presentation:**  
106 Nicholas Johnson AICP, Planner  
107 Miguel Salinas, Planning and Zoning Director  
108 Lynn B. Thomas AICP, Town Planner - Long Range  
109 Sharon Van Emburgh, Esq. Town Attorney

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111 **Applicant Presentation:**  
112 Nicole Clemente

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114 **Public Comment** — None

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116 **Public Comment Written:**  
117 Kathy Kerner, 407 Crowberry Circle  
118 Kathi Pulver, 417 Bodkin Street  
119 Jessica Vines, 407 Crowberry Circle

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

- 123  
124 **1. The Applicant shall obtain a rental license to operate a short term rental**  
125 **through the Town’s Rental Housing Program within 90 days from the date**  
126 **the Special Exception is granted.**

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128 **Board Member Weber seconded the motion.**

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Vote	3 - 0
FOR:	3 - Molchan, Girard, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

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136 **c. File No.:** SE - 1333 / SE 25 - 08  
137 **Applicant:** Amy Williamson & William Millios  
138 **Location:** 8266 Lincoln Court, Easton, MD 21601  
139 Tax Map 0035, Grid 0007, Parcel 0123, Lot 33  
140 **Zoning:** R-10A  
141 **Request:** The Applicant is requesting a Special Exception pursuant to  
142 Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (1) 121  
143 in Table 2.1 of Section 28-202 of the Ordinance to be utilized as Short-term  
144 Housing in the R-10A zoning district. The Applicant is seeking to utilize the  
145 existing living space above the garage as a short-term rental.  
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**Staff Presentation:**  
Nicholas Johnson AICP, Planner  
Miguel Salinas, Planning and Zoning Director  
Sharon Van Emburgh, Esq. Town Attorney

**Applicant Presentation:**  
Amy Williamson and William Millios

**Public Comment:**  
Merrie Peddicord, 8246 Lincoln Court

**Public Comment Written — None**

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

- 1. The Applicant shall obtain a rental license to operate a short term rental through the Town’s Rental Housing Program within 90 days from the date the Special Exception is granted.**
- 2. If at any time this property ceases to be the property owner’s primary residence, this Special Exception shall be void.**

**Board Member Weber seconded the motion.**

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

- d. File No.: SE - 1506 / SE 25 - 09 and V - 1522 / V 25 - 07**
- Applicant: Gant & Associates**
- Location: 318 Goldsborough Street, Easton, MD 21601  
Tax Map 0103, Grid 00EA, Parcel 1093**
- Zoning: 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.**

**4. Discussion Item — None**

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5. **Adjournment** — Vice Chairman Molchan motioned to adjourn. Board Member Girard seconded. The meeting was adjourned at 9:36 a.m.



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

**EXHIBIT SUMMARY**  
**for 29465 NANCY STREET**  
**V - 1510 / V 25 - 06**  
**2025 - 09 - 16**

**Applicant notified of hearing date:** Email: 2025-08-29 – 18 days

**Exhibit A:** P&Z Staff Report: 2025-09-09 – 7 days

**Exhibit B:** Application

**Application:** 2025-07-18 – 60 days  
Variance Application V - 1510 / V 25 - 06  
Variance Request and Variance Findings of Fact  
Site Plan and Elevations  
Building Permit Application  
August 2024 Recorded Deed

**Proof of Payment:** 2025-07-21 – 57days

**Exhibit C:** Public Notices

**Applicant Hearing Letter:** 2025-08-29 – 18 days

**400' Notices Distributed:** 2025-08-29 – 18 days

**Picture of Property Sign Posting:** 2025-09-02 – 14 days

**Advertisement sent to the Star Democrat:** 2025-08-28 – 19 days

**Advertisement run in Star Democrat: 2025-08-30 – 17 days**  
Star Democrat Proof  
Certificate of Publication

# 5a

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

**SUBJECT:** **VARIANCE-1510**

**ELECTION WARD:** Ward 3

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

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

**APPLICANT:** Tony Freitag, RA AIA

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

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

<b>APPLICATION INFORMATION:</b>	
<b>APPLICANT:</b> Tony Freitag, RA AIA 29465 Nancy Street Easton MD, 21601	<b>REPRESENTATIVE:</b> N/A
<b>PARCELS/ACREAGE:</b>	
Parcel Information	Acreage
Map 108, Parcel 2777K, Lot 42	0.36
<b>ACCEPTANCE DATE:</b> July 18, 2025	<b>LOCATION:</b> 29465 Nancy Street
<b>EXISTING ZONING</b> R-10A	<b>EXISTING LAND USE:</b> Residential
<b>HISTORIC DISTRICT:</b> No	<b>FUTURE LAND USE:</b> Residential

**CONTEXT:**

Location/Site Access – The subject property is located at the corner of Nancy Street and Shirley Drive which are best described as residential streets. Vehicular access to the property is provided via Nancy Street through an asphalt driveway. There is also an existing curb cut with a small gravel driveway on Shirley Drive. 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, and an existing six-foot tall wooden fence. This existing fence was permitted by the Town and constructed in 2024. There is a 10-foot wide utility easement running along both front property lines and a 5-foot wide utility easement along the side property line.

Surrounding Properties –

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



Figure 1: Vicinity Map

**PROPOSAL:** The applicant is proposing to construct an eight-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 (Nancy St and Shirley Dr). 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, except that a non-solid feature (e.g. lattice) not exceeding an additional two (2) feet in height may be added to the top of the fence.

	Permitted	Proposed	Difference
<b>Maximum Fence Height for Front Yards</b>	4 feet	8 feet	100% Increase

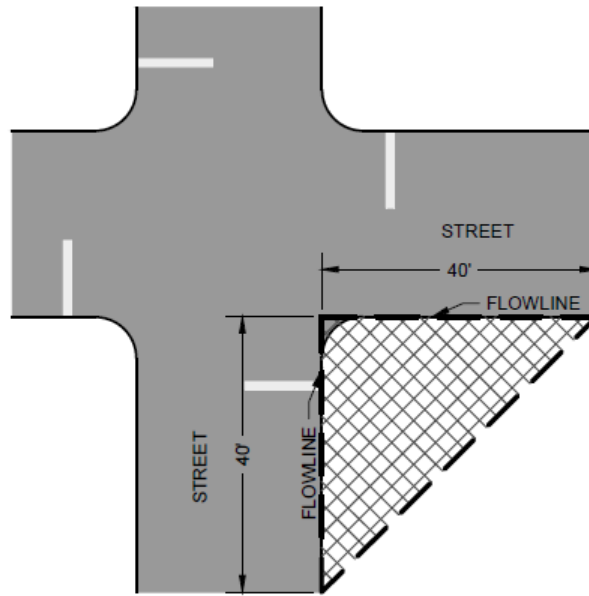
**POLICY ANALYSIS (VARIANCE):**

- 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 impact the visibility at the intersection of Nancy Street and Shirley Drive. §28-1008 establishes a 40-foot visibility triangle (*Figure 2*) at the

**VISIBILITY TRIANGLE REQUIREMENTS:**

1. NO STRUCTURES OR IMPROVEMENTS CAN BE PLACED IN THE VISIBILITY TRIANGLE EXCEPT FENCES, WALLS OR BERMS NOT HIGHER THAN 3 FEET.
2. NO MOTOR VEHICLE, TRAILER OR OTHER EQUIPMENT IS ALLOWED TO PARK, STAND, OR STOP IN THE VISIBILITY TRIANGLE.
3. NO VEGETATION CAN BE PLANTED OR ALLOWED TO GROW HIGHER THAN 3 FEET, EXCEPT FOR STREET TREES IN THE TOWN RIGHT-OF-WAY WITH BRANCHES NO LOWER THAN 8 FEET FROM GROUND LEVEL.
4. VISIBILITY TRIANGLE EXEMPTIONS INCLUDE:
  - TOWN OF EASTON SIGNS AND SIGN POSTS
  - TOWN OF EASTON TRAFFIC CONTROL DEVICES
  - UTILITY POLES
  - BENCHES
  - FIRE HYDRANTS



**STREET INTERSECTION**

intersection of all streets. The installation of any structures exceeding three feet in height is

*Figure 2: Town of Easton Engineering Standard Detail*

prohibited within this visibility triangle. The proposed fence is located well outside of the required visibility triangle and will not negatively impact safety at this intersection. 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 Nancy 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 proposed fence is setback further from the property line than what is required for fences (12.75’ vs 0’) and is located entirely outside the recorded utility easement.

**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 a corner lot having two large front yards. 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.



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

RECEIVED  
 JUL 18 2025  
 TOWN OF EASTON

### BOARD OF ZONING APPEALS APPLICATION

**APPLICATION TYPE**

VARIANCE       APPEAL       SPECIAL EXCEPTION

**PROPERTY INFORMATION**

ADDRESS	29456 NANCY STREET, EASTON, MD 21601					
TAX MAP	108	GRID	00EA	PARCEL	2777K	LOT 42
DEED REFERENCE	LIBER	75 / 42	FOLIO	75 / 42		
PLAT REFERENCE	LIBER	75 / 42	FOLIO	75 / 42		
EXISTING USE	RESIDENTIAL					
ZONING DISTRICT	R10A					

HISTORIC DISTRICT Y  N       Planned Redevelopment District Y  N

**OWNER**

NAME	TONY FREITAG RA AIA		
MAILING ADDRESS	29465 NANCY STREET, EASTON MD 21601		
TELEPHONE NO.		EMAIL	

**APPLICANT OR AGENT**

NAME	TONY FREITAG RA AIA		
MAILING ADDRESS	29465 NANCY 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 SECTION 28-303 R-10A / SECTION 28-1006 EXCEPTIONS

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	18 JULY 2025	
PRINTED NAME OF APPLICANT OR AGENT	TONY FREITAG RA AIA	

*For Office Use Only*

Project Number	<b>V 25 - 06</b>	Fee Received	<b>\$250.00</b>
Application Number	<b>V - 1510</b>	Application Notification	<b>08/29/2025</b>
Filing Date	<b>07/18/2025</b>	Property Posting Date	<b>09/02/2025</b>
BOZA Hearing Date	<b>09/16/2025</b>	Notice(s) Published	<b>08/30/2025</b>
If ESDR, Date	-		

*Revised 11-2023*



SPECIAL EXCEPTION APPLICATION

18 JULY 25

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

RE: Board of Zoning Appeals Special Exception Application

Enclosed you will find the application for Special Exception to install a privacy fence on the Corner Lot of 29465 Nancy Street, Easton, MD 21601. In addition to the application, you will find the required documents as per the checklist.

The property is a corner lot located in the Corbin Parkway Community, and is in zone R10-A. The definition of a corner lot as per the Town of Easton, Chapter 28 Zoning Code, 2021, edition:

Lot, corner – A lot having continuous frontage on two or more intersecting streets. Notwithstanding any other provision of this Code, corner lots shall be deemed to have two fronts, two sides and no rear for the purpose of meeting the setback requirements.

Per Section 28-303 R-10A Residential District, Subsection 303.2 Development Standards:

C. Minimum setbacks for all uses and structures:

1. Front setback – fifteen (15) feet.
2. Rear setback – thirty (30) feet.
3. Side setback – two side setbacks are required of eight (8) feet each.

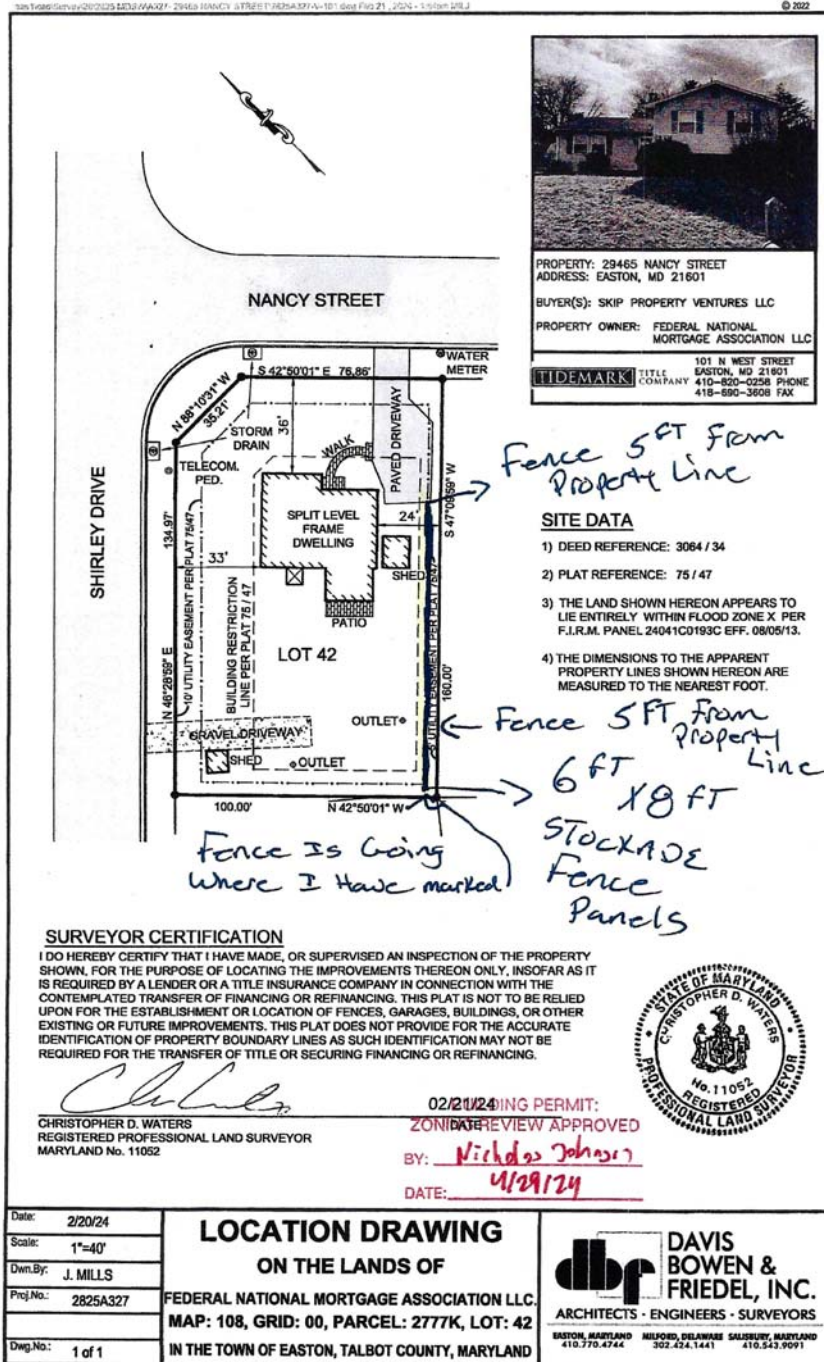
Per Section 28 – 1006 – Other Exceptions to Setback Requirements:

D. Fences, Walls and Hedges may be located in the established yards as follows:

1. Fences, walls, and hedges, not exceeding 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. For fences erected in an Industrial Zone District (BC, I, I-1 or I-2), the maximum height shall be six (6) feet.

The purpose of this Special Exception application is to request the installation of a privacy fence, honoring the fifteen (15) front setback from property line, also maintaining the existing utility easement, at a height of eight (8) feet.

As shown in the image below, there are 2 existing fences. One belongs to the neighbor "behind" the main structure, plan south of this survey. The other was approved and installed in February of 2024 by the previous owner. Also refer the photo illustrating the newly installed six (6) foot fence with the neighbor's existing eight (8) foot fence.



Recent survey



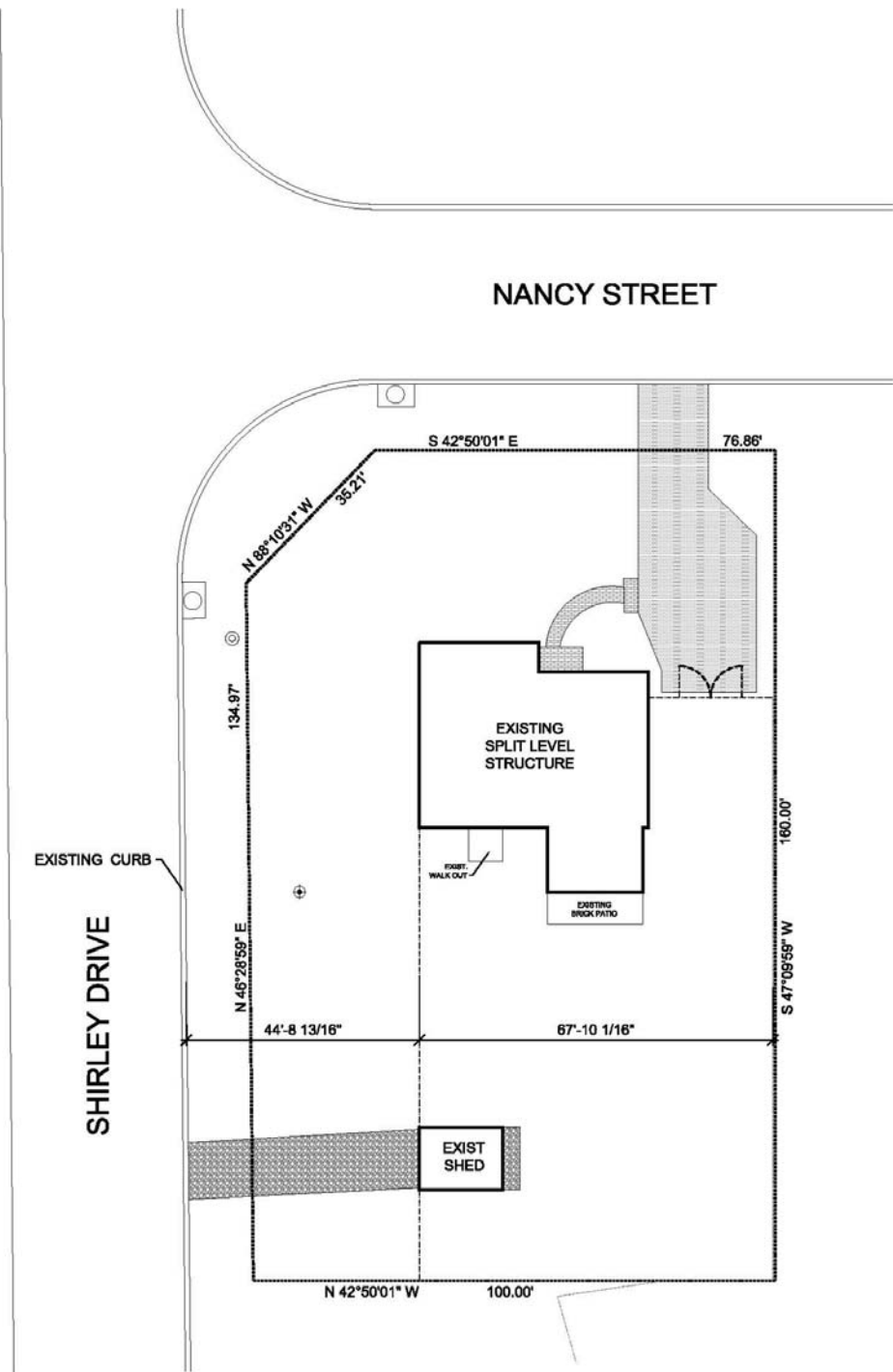
Existing fences

The location of the proposed fence, to enclose the yard is on the “side/rear” of the house in terms of orientation to the front drive and main entrance of the house. There is precedence within the neighborhood for eight (8) foot tall fences. The image below is the neighboring house across the street from subject property – also a corner lot with the orientation of the house towards Nancy Street.

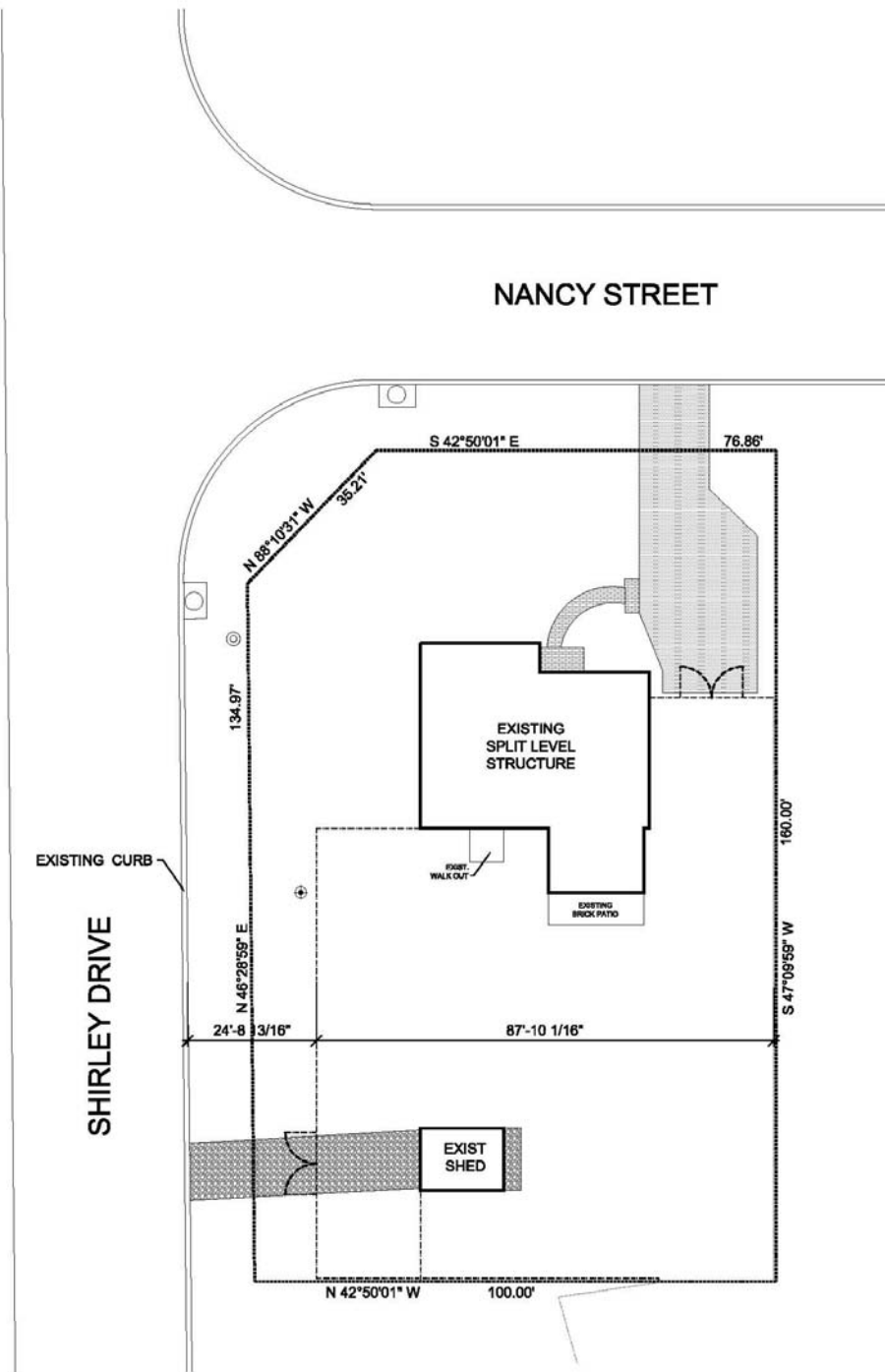


Neighbor’s eight (8) foot fence in “front” yard of corner lot.

As you can see, they held the fence to the existing plane of the house. However, if I were to install along the same building line, the fence would nearly divide the “rear” yard in half, as seen the next image.

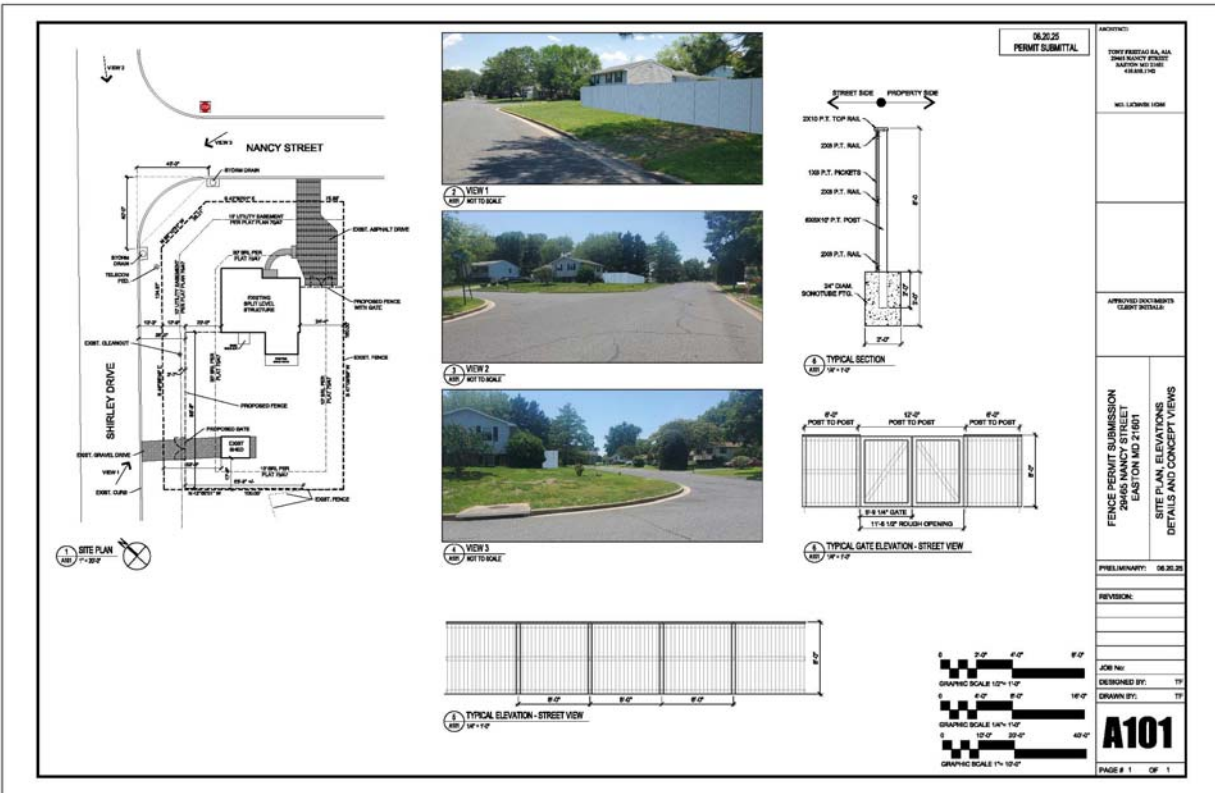


I am requesting special exception to install the eight (8) foot fence twenty (20) feet from the existing corner of the primary structure, as seen in the image below.



Not only does this provide more usable “rear” yard, but it does also not interfere with any setbacks, utility easements, nor does it hinder the line of sight at the corner for vehicular traffic. The following drawings

provide a more engineered look at the setbacks, as well as conceptual visualizations. Full sized drawings are submitted with this application. Below is the snapshot of those drawings.

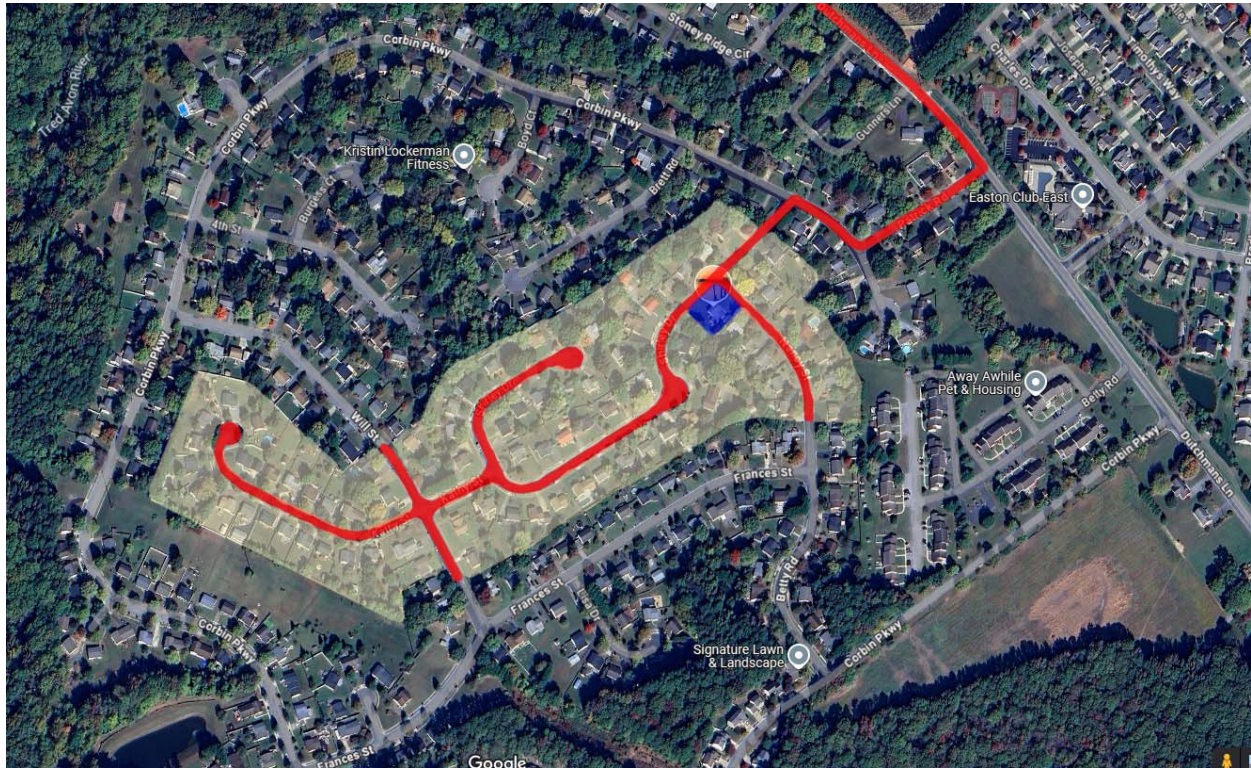


Highlighted below are the conceptual visualizations that further illustrate the location and height of this proposed fence does not present any vehicular or pedestrian traffic issues.





As seen in the image below, Shirley Drive is a high traffic road that allows access to nearly one-half of the residents that live in the community. For those that live in the “interior” portion of the community, (highlighted in yellow) most travel via Shirley Drive. As a result, the subject property (highlighted by the blue box) is subject to a lack of privacy within the “back yard” of the residence.



I would like to offer responses to the Application’s “Finding of Facts”

- a. The proposed use conforms in all aspects to the minimum requirements of the district in which is it located.

Response: Yes, the proposed location of the fence meets all requirements of the setbacks, except for the eight (8) foot height,

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

Response: The proposed location of the fence does not adversely affect health, safety and general welfare of the residents of the area. As seen on the engineered drawings, as well as the concept views, the forty (40) foot visual continuity is maintained at the corner of Shirley Dr. and Nancy St.

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

Response: The proposed location of the fence honors, not only the fifteen (15) front set back for Zone R10-A, but also honors the additional ten (10) foot utility easement. As seen on the engineered

drawings, the existing “cleanout” is still located outside of the proposed fence line.

- d. The proposed use will not create congestion in the streets or undue traffic hazards, and that adequate egress and ingress are provided.

Response: No, the proposed location of the fence does not create congestion and still maintains the minimum forty (40) foot visual continuity at the corner of Shirley Dr. and Nancy Street.

- e. The proposed use will not adversely affect the area and surrounding property due to adverse environmental characteristics including undue smoke, odor, noise or improper drainage, or inadequate access.

Response: No, installation of a fence does not present and adverse environmental hazards.

- f. The proposed will not adversely affect the established character of the area.

Response: No, there are precedents in the neighborhood for similar fences.

- g. The proposed use shall be in conformity with the provisions of the Easton Comprehensive Plan including those provisions of the Comprehensive Plan relating to design and performance standards for the development or redevelopment of land. In addition to the criteria set forth elsewhere herein when considering an application for additional principal uses upon an approved lot, the proposed additional uses shall be compatible and complimentary and uses customarily found near or in conjunction with one another.

Response: The fence is within conformity of the Easton Comprehensive Plan.

If you have any questions or concerns regarding this application for Special Exception, please do not hesitate to contact me.

Tony Freitag, RA AIA

MD License No: 16266  
Expiration: 30 JULY 2026

06.20.25  
PERMIT SUBMITTAL

ARCHITECT:  
TONY FREITAG RA, AIA  
29465 NANCY STREET  
EASTON MD 21601  
410.858.1742  
  
MD. LICENSE 16266

APPROVED DOCUMENTS  
CLIENT INITIALS:

FENCE PERMIT SUBMISSION  
29465 NANCY STREET  
EASTON MD 21601  
  
SITE PLAN, ELEVATIONS  
DETAILS AND CONCEPT VIEWS

PRELIMINARY: 06.20.25

REVISION:

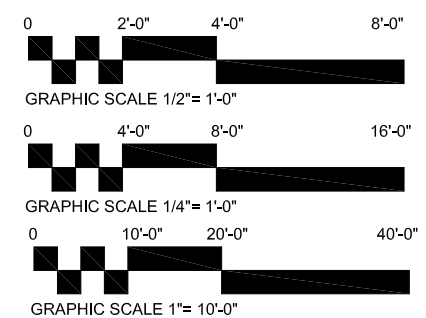
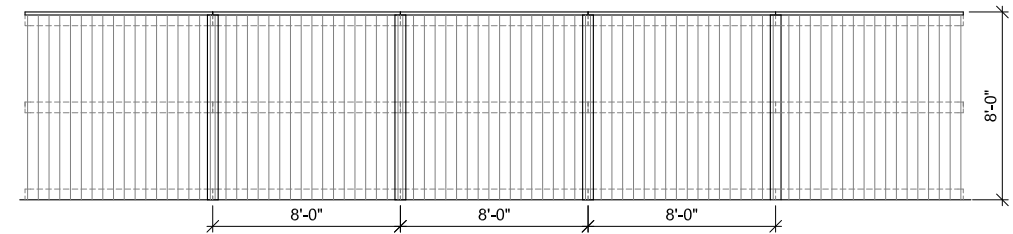
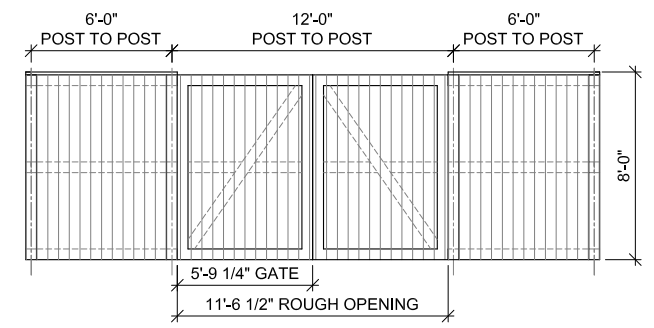
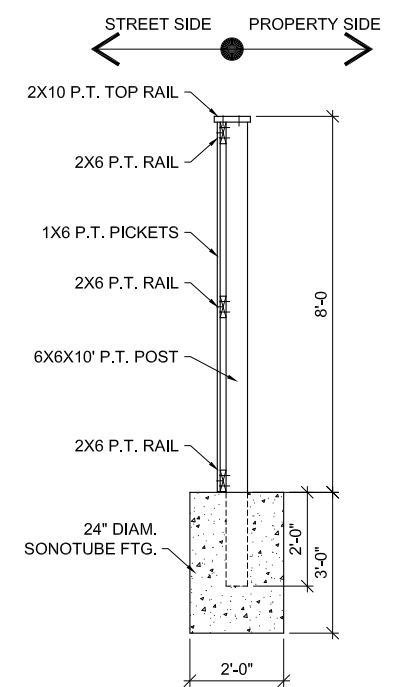
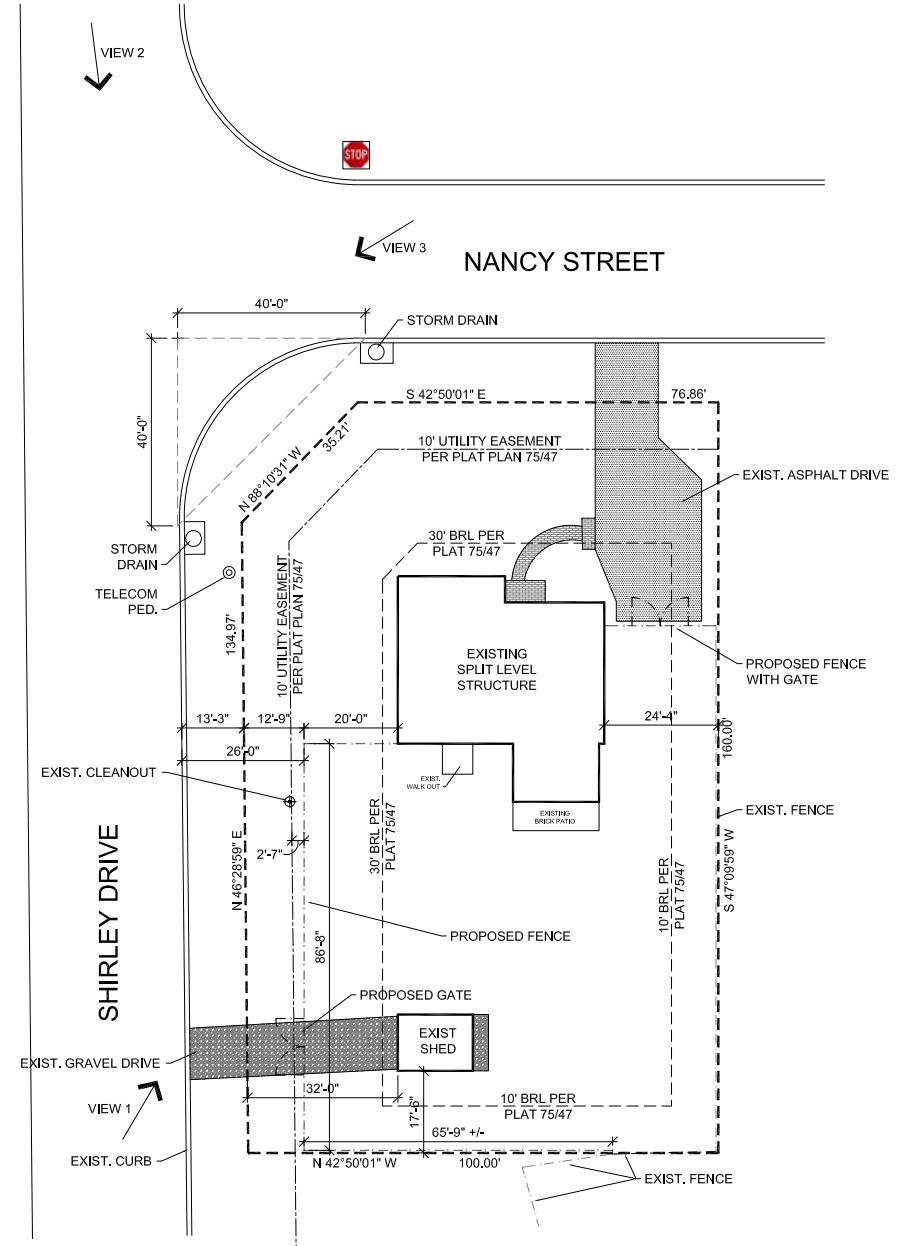
JOB No:

DESIGNED BY: TF

DRAWN BY: TF

**A101**

PAGE # 1 OF 1



# Application for Fences, Swimming Pools & Spas

**APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION.** The Building Inspection Division can answer questions regarding the completion of this application. Additional applications for pools and spas are required for Plumbing, Mechanical and Electrical work. This application must be accompanied by three sets of site plans and details for the fence, pool and/or spa, and a description of the proposed work. All applications for the installation of fencing within a forest conservation area must be accompanied by a summary of the proposed construction techniques and measures being taken to reduce impacts to existing vegetation. Fence styles currently permitted within these easements are a 4-foot high wooden, 3-rail split-rail fence or in some limited cases a 4-foot high paddock style fence.

Revised Dec. 2023



**Town of Easton**  
 Building Inspection Division  
 14 S. Harrison St.  
 Easton, MD 21601  
 Phone: 410-822-2526  
 Fax: 410-822-8738

Office Use Only

Received Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Building Permit Number \_\_\_\_\_

Total Permit Fees \$ \_\_\_\_\_

## Part 1: Project Information

Project Application Date

Project's Address

Project's Subdivision (if any)

Project's City, State and Zip Code

Tax Map  
 Grid  
 Lot  
 Zoning

**Confirm the Project Work Area in Square Footage**

Fence   Above-Ground Swimming Pool \_\_\_\_\_

In-Ground Swimming Pool \_\_\_\_\_  Spa or Hot Tub \_\_\_\_\_

## Part 2: Owner - Tenant Information

**Owner**

Name  
 Address  
 City, State and Zip Code  
 Email Address and Phone Number

**Tenant Information**

For a Multiple Occupancy Building provide tenants information by attaching additional sheets

Name  
 Address  
 City, State and Zip Code  
 Email Address and Phone Number  
 Occupied Square Footage

## Part 3: Certification

The applicant hereby certifies by completing this application as follows: (1) "I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I am the contractor in charge of the project and have been authorized by the owner to make this application as their agent." (2) "That the information contained in the application and construction documents is a full disclosure of the project." (3) "That the information contained in the application and construction documents is in compliance with all applicable covenants and or deed restrictions."

The applicant further certifies if a permit is issued as follows; (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property not specifically in this application and construction documents." and (3) "That the Town Officials shall have the authority to enter areas covered by such permit to enforce the codes applicable to such permit."

Signature of Applicant  Printed Name of Applicant

Telephone Number  Email Address  Connection with Application

Mailing Address of Applicant



Charter Title, LLC  
File No. CT-110241MD  
Tax ID# 01-068717

**This Deed** made this 9<sup>th</sup> day of August, 2024, by and between Skip Property Ventures LLC, a Virginia limited liability company, party of the first part, Grantor; and Anthony C. Freitag and Jamissen J. Freitag, Grantees.

– **Witnesseth** –

**Now Therefore**, that for and in consideration of the sum of Three Hundred Ninety Thousand Dollars and No Cents (\$390,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Grantees, Anthony C. Freitag and Jamissen J. Freitag as Tenants by the Entirety, unto the survivor of them, his or her heirs, personal representatives and assigns, in FEE SIMPLE, all that lot of ground situate in the State of Maryland and County of Talbot, and described as follows, that is to say:

All that lot of ground situate in the County of Talbot, State of Maryland and described as follows, that is to say:

All that piece or parcel of land situate, lying and being in the Town of Easton, Talbot County, State of Maryland, and being more particularly designated as Lot No. 42, containing 15,839 square feet, on a certain Plat entitled "Plat No. 6, Subdivision of Parcel 7, Stoney Ridge Farm in the Town of Easton, Talbot County, Maryland," made by McCrone, Inc., dated April 1987, scale 1" = 60', and which Plat is recorded among the Plat Records of Talbot County at Plat Liber No. 75, Folio 47; reference to said plat is herein and hereby made for a more particular description by metes and bounds, courses and distances.

For informational purposes only: The improvements thereon being known as 29465 Nancy Street, Easton, MD 21601.

Being the same property granted and conveyed from Fannie Mae AKA Federal National Mortgage Association to Skip Property Ventures LLC by a Deed dated February 29, 2024 and recorded March 1, 2024 in among the Land Records of Talbot County, State of Maryland in Liber 3100, Folio 482.

**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 Grantees, Anthony C. Freitag and Jamissen J. Freitag as Tenants by the Entirety, unto the survivor of them, his or her heirs, personal representatives and assigns, in fee simple.

**And** the Grantor 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 granted; and that it will execute such further assurances of the same as may be requisite.

In Witness Whereof the hand and seal of Grantor as of the day and year first above written.

WITNESS:

Skip Property Ventures LLC

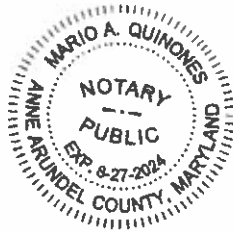
  
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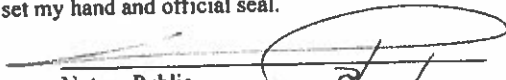
By: Michele A. Cosby, Member (SEAL)  
Michele A. Cosby, Sole Member

STATE OF MARYLAND, COUNTY OF TALBOT, to wit:

I hereby certify that on this 8 day of Aug, 2024 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Michele A. Cosby, Sole Member known to me (or satisfactorily proven) to be the sole member of Skip Property Ventures LLC whose name is subscribed to the within instrument, and, being authorized to do so, acknowledged that Michele A. Cosby, Sole Member executed foregoing Deed on behalf of Skip Property Ventures LLC as its sole member for the purposes therein contained, giving oath under penalties of perjury that the consideration recited is herein correct.

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



  
Notary Public  
My commission expires 8/27/2024

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 Supreme Court of Maryland.

  
\_\_\_\_\_  
Todd M. Clark

AFTER RECORDING, PLEASE RETURN TO:  
Charter Title, L.L.C  
231 Najoles Road, Suite 100-C  
Millersville, MD 21108





## TOWN OF EASTON

14 South Harrison Street  
Easton, Maryland 21601

August 29, 2025

TF Architecture  
% Anthony Freitag RA AIA  
29465 Nancy Street  
Easton, Maryland 21601

**Re: BOZA Application V-1510/ V 25-06**  
29465 Nancy Street  
Tax Map 0108, Grid 00EA, Parcel 2777K, Lot 42  
Easton, Maryland 21601

Mr. Freitag,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on **Tuesday, September 16, 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](mailto:ssmith@eastonMD.gov)



## TOWN OF EASTON

14 South Harrison Street  
Easton, Maryland 21601

September 1, 2025

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, September 16, 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-1510 / V 25-06 has been filed by TF Architecture, 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 8' tall fence on a corner lot. The property is located at 29465 Nancy Street, Easton, Maryland, also known as Tax Map 0108, Grid 00EA, Parcel 2777K, Lot 42, and is situated in the R-10A – Residential District. The property is owned by Anthony and Jamissen Freitag.

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](mailto:planningandzoning@eastonmd.gov).

*Samantha N. Smith*

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



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

NOTICE

Notice is hereby given that Application V-1510 / V 25-06 has been filed by TF Architecture, 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 8' tall fence on a corner lot. The property is located at 29465 Nancy Street, Easton, Maryland, also known as Tax Map 0108, Grid 00EA, Parcel 2777K, Lot 42, and is situated in the R-10A – Residential District. The property is owned by Anthony and Jamissen Freitag.

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, September 16, 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-1510 / V 25-06..." was published in the:

**The Star Democrat 08/30/25**



**James F. Normandin**  
President & Publisher

NOTICE

Notice is hereby given that Application V-1510 / V 25-06 has been filed by TF Architecture, 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 8' tall fence on a corner lot. The property is located at 29465 Nancy Street, Easton, Maryland, also known as Tax Map 0108, Grid 00EA, Parcel 27777K, Lot 42, and is situated in the R-10A – Residential District. The property is owned by Anthony and Jamissen Freitag.

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, September 16, 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

3088252 SD 8/30/2025



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

**EXHIBIT SUMMARY**  
**for 29549 GOLTON DRIVE**  
**V- 1542 / V 25-08**  
**2025 - 09 - 16**

**Applicant notified of hearing date:** Email 2025-08-29 – 18 days

**Exhibit A:** P&Z Staff Report: 2025-09-09 – 7 days

**Exhibit B:** Application

**Application:** 2025-08-15 – 32 days  
Variance Application V- 1542 / V 25-08  
Explanation of Request  
Variance Findings of Fact  
June 2025 Plat  
Renderings  
October 2009 Recorded Deed

**Proof of Payment:** 2025-08-22 – 25 days

**Exhibit C:** Public Notices

**Applicant Hearing Letter:** 2025-08-29 – 18 days

**400' Notices Distributed:** 2025-08-29 – 18 days

**Picture of Property Sign Posting:** 2025-09-02 – 14 days

**Advertisement sent to the Star Democrat: 2025-08-28 – 19 days**

**Advertisement run in Star Democrat: 2025-08-30 – 17 days**

Star Democrat Proof

Certificate of Publication

# 5c

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

**SUBJECT:** VARIANCE-1542

**ELECTION WARD:** Ward 2

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

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

**APPLICANT:** Nicholas Bechtel

**PURPOSE:** The applicant is seeking a variance from §28-1009 of the Town’s Zoning Ordinance to construct a pole building beyond the minimum required forty (40) foot setback from a major road (MD 328).

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

<b>APPLICATION INFORMATION:</b>	
<b>APPLICANT:</b> Nicholas Bechtel 29549 Golton Drive Easton MD, 21601	<b>REPRESENTATIVE:</b> N/A
<b>PARCELS/ACREAGE:</b>	
Parcel Information	Acreage
Map 102, Parcel 2878, Lot 40	0.30
<b>ACCEPTANCE DATE:</b> August 15, 2025	<b>LOCATION:</b> 29549 Golton Drive
<b>EXISTING ZONING</b> R-10A	<b>EXISTING LAND USE:</b> Residential

<b>HISTORIC DISTRICT:</b> No	<b>FUTURE LAND USE:</b> Residential
---------------------------------	--

**CONTEXT:**

Location/Site Access – The subject property is best described as a through lot <sup>1</sup> with frontages on both Golton Drive, which is best described as a residential street, and Matthewstown Road (MD 328). Vehicular access to the property is provided via Golton Drive through a gravel driveway. 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, and a six-foot tall privacy fence.

Surrounding Properties –

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

---

<sup>1</sup> Lot, through – A lot having its front and rear yards each abutting on a street.



Figure 1: Vicinity Map

**PROPOSAL:** The applicant is proposing to construct a 1,200 square foot structure in the rear yard that is best described as a private garage<sup>2</sup>. The proposed structure will be setback eight (8) feet from the side property line and 17.6-feet from the rear property line. The Zoning Ordinance establishes an enhanced setback of forty (40) feet from all property lines adjoining certain State roads including Matthewstown Road. The original intent of this enhanced setback was to prevent structures from being erected that may complicate any future widening of these “major” State roads.

*In all districts there shall be minimum setbacks of forty (40) feet from the right-of-way line or property lines bordering the following major roads:*

1. U.S. Route 50
2. Md. Route 322
3. Md. Route 333
4. Md. Route 33 (except that portion east of MD Route 322; i.e. Bay Street)

<sup>2</sup> Garage, private – A building for the private use of the owner or occupant of a principal building situated on the same lot of the principal building for the storage of motor vehicles with no facilities for mechanical service or repair of a commercial or public nature.

- 5. Md. Route 328
- 6. Md. Route 331

The Zoning Ordinance in §28-1006 outlines a number of features such as fences that are exempt from the established setback requirements. Private garages/sheds are not called out in this section and are thus subject to this enhanced setback requirement.

	Permitted	Proposed	Difference
Minimum Setback from MD 328	40 feet	17.6 feet	56% Reduction

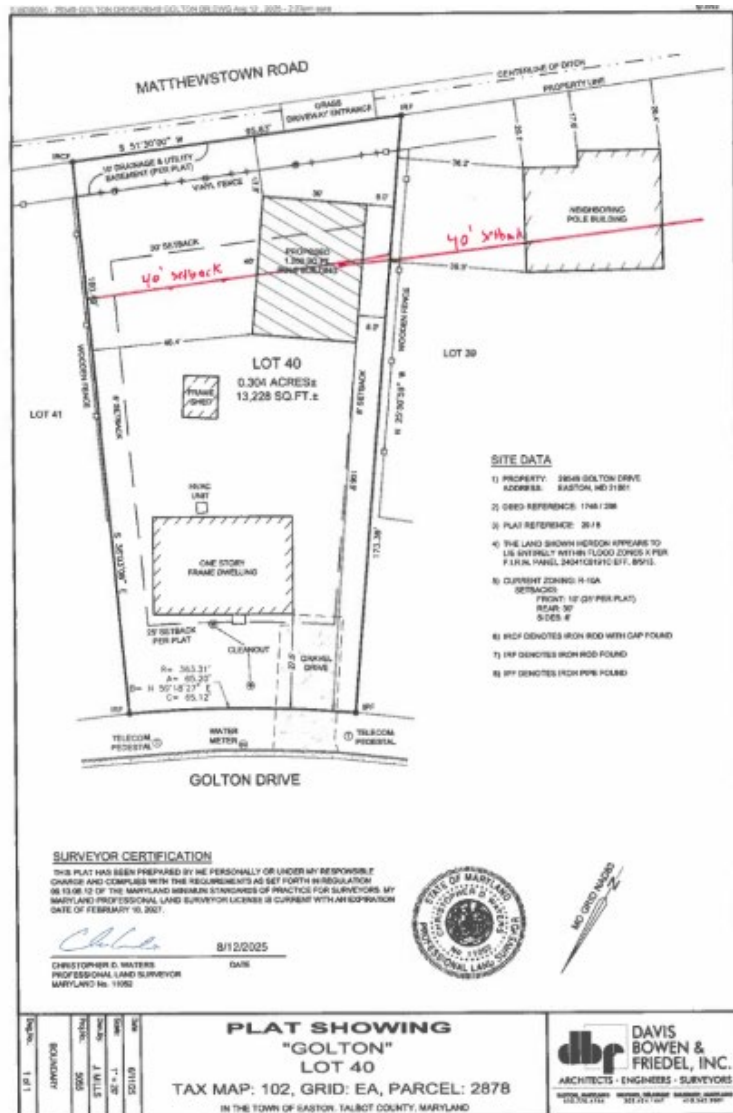


Figure 2: Setback Illustration

**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 placement of the pole building provides for adequate separation from the rear property line that is consistent with or greater than the setback of other outbuildings in this area of MD 328. To staff’s knowledge, there is no planned expansion of MD 328 that would be impacted by the placement of this pole barn. The structure is typical of detached garages found throughout Town and is setback from the rear property line further than what is required if the property was served by an alley or a rear property line not bordering a major road.

- b. 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 the enhanced setback bordering MD 328. This enhanced setback renders a significant portion of the backyard unbuildable. Strict conformance with the setback requirement would push the garage closer to the home reducing the amount of usable space in the rear yard (Figure 2).

**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.



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

RECEIVED  
 AUG 15 2025  
 TOWN OF EASTON

### BOARD OF ZONING APPEALS APPLICATION

#### APPLICATION TYPE

VARIANCE       APPEAL       SPECIAL EXCEPTION

#### PROPERTY INFORMATION

ADDRESS	29549 Golton Drive Easton, MD. 21601						
TAX MAP	102	GRID	EA	PARCEL	2878	LOT	40
DEED REFERENCE	LIBER		FOLIO				
PLAT REFERENCE	LIBER		FOLIO				
EXISTING USE							
ZONING DISTRICT							

HISTORIC DISTRICT Y  N       Planned Redevelopment District Y  N

#### OWNER

NAME	Nicholas Bechtel		
MAILING ADDRESS	29549 Golton Drive Easton, MD. 21601		
TELEPHONE NO.		EMAIL	

#### APPLICANT OR AGENT

NAME	Nicholas Bechtel		
MAILING ADDRESS	29549 Golton Drive Easton, MD. 21601		
TELEPHONE NO.		EMAIL	

#### Surveyor / Engineer

NAME	Christopher Waters		
License Number and Expiration	11052 Feb. 10, 2027		
MAILING ADDRESS	106 N. Washington St. Easton, MD. 21601		
TELEPHONE NO.		EMAIL	

#### REQUEST DETAILS

SUBJECT TO PREVIOUS BOZA APPLICATION Y  N

ZONING ORDINANCE SECTION

INCLUDE ALL REQUIRED ITEMS FROM THE APPLICABLE CHECKLIST

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

SIGNATURE OF APPLICANT OR AGENT	<i>Nicholas Bechtel</i>	
Date	8-12-2025	
PRINTED NAME OF APPLICANT OR AGENT	Nicholas Bechtel	

*For Office Use Only*

Project Number	<b>V 25 - 08</b>	Fee Received	<b>\$250.00</b>
Application Number	<b>V - 1542</b>	Application Notification	<b>09/01/2025</b>
Filing Date	<b>08/15/2025</b>	Property Posting Date	<b>09/01/2025</b>
BOZA Hearing Date	<b>09/16/2025</b>	Notice(s) Published	<b>8/30/2025</b>
If ESDR, Date	-		

*Revised 11-2023*

Nicholas Bechtel  
29549 Golton Drive  
Easton, MD. 21601

August 12, 2025

Town of Easton  
Board of Zoning Appeals  
14 S Harrison Street  
Easton, MD. 21601

**Subject: Explanation of request for 29549 Golton Drive**

Dear Members of the Board of Zoning Appeals,

The purpose of this request is to obtain permission to proceed with the construction of a 1,200 SQ. FT pole building. The intention of the proposed pole building is ideal for vessel and or vehicle storage, small DIY house projects and personal mechanical repairs.

The proposed project request is likely to meet the approval criteria with the review of the requested supporting documents attached.

I am available by phone or email to answer any questions you may have.

Sincerely,



Nicholas Bechtel

Nicholas Bechtel  
29549 Golton Drive  
Easton, MD. 21601

August 15, 2025

Town of Easton  
Board of Zoning Appeals  
14 S Harrison Street  
Easton, MD. 21601

**Subject: Findings of Fact in Support of Variance Request for 29549 Golton Drive**

Dear Members of the Board of Zoning Appeals,

**Variance Findings of Fact**

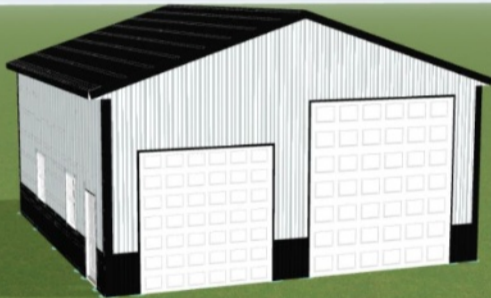
1. I believe this question is not applicable to my situation.
2. I do not believe that the requested variance would be in harmony with the town zoning with the 40-ft setback from 328 but it would be in harmony with the neighborhood and my neighbors pre-existing pole building.
3. If the variance is granted I don't believe that it would be harmful in any way to the neighborhood because it would keep everything uniform in line with neighboring pole building as far as any kind of Public Safety health or Welfare the building will be inside of a 6ft enclosed privacy fence so no harm in any way.
4. If the variance is not granted to me, I believe it would look unusual and out of place for the one building to be set up so far from the neighboring building.
5. I believe the actions that I took for this variance to be granted would be, I had both my neighbor's property surveyed and I also put up a privacy fence.
6. If the variance is not granted to me I feel with my small yard I will have unusable space behind the garage that I can't do nothing with. I also know that times have changed. I just don't see how it would be fair to not allow me to at least put my garage with the same setbacks as my neighbors garage. There's also a garage in the same neighborhood that backs to 328 that is not even a half mile down from my address, that is not within the variance of a 40 ft setback.

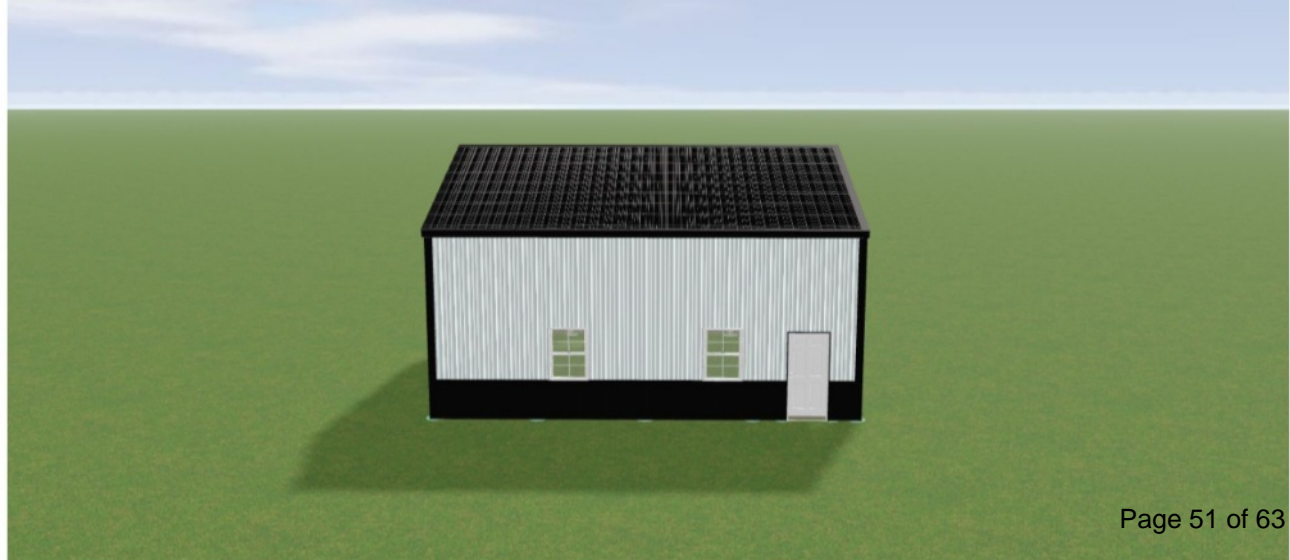
I am available by phone or email to answer any questions you may have.

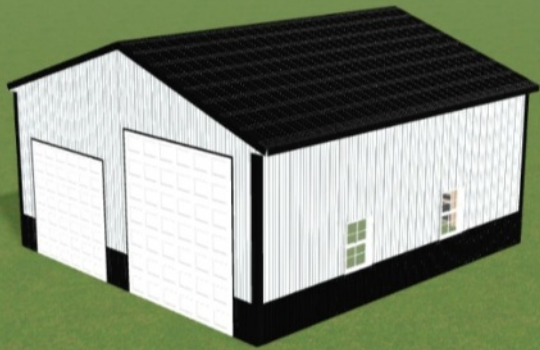
Sincerely,

Nicholas Bechtel









IMP FD SURE \$	20.00
RECORD FEE -	20.00
RECORDATION T	1,089.00
TR TAX COUNTY	1,150.00
TR TAX STATE	412.50
TOTAL	2,691.50
Res# TAB1	Rcpt # 82196
MAS 1022	Blk # 690
Oct 29, 2009	01:11 PM

# - This Deed -

**Made** this 28th day of October, 2009, by and between Rosella B. Camper, hereinafter referred to as "the Grantor", party of the first part; and Nicholas Bechtel, hereinafter referred to as "the Grantee", party of the second part.

## - Witnesseth -

**That** in consideration of the sum of One Hundred Sixty Five Thousand Dollars 00/100 (\$165,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, his personal representatives, heirs and assigns in fee simple all that piece or parcel of ground situate, lying and being in Talbot County, Maryland and described as follows, namely:

**Lot Numbered Forty (40) in the subdivision known as "SECTION ONE, GOLTON, LOCATED - MARYLAND RT. 328, EASTON, TALBOT COUNTY, MARYLAND", as per plat thereof recorded among the Land Records of Dorchester County, Maryland in Plat Book JTB 29 at plat 6.**

**Said property being located in the 1st Election District of said County.**

**Being** all of the William E Warner and Rosella B. Camper as joint tenants by Deed recorded in Liber 761 at folio 533 among the Land Records of Dorchester County, Maryland; the said William E. Warner having departed this life on March 30, 2006 thus vesting title solely in Rosella B. Camper.

**Together** with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

**Subject** to all easements, covenants and restrictions of record.

**By** the execution of this deed, the party of the first part hereby certify under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is the sum total of \$165,000.00.

**And** the said party of the first part hereby covenants 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 granted; and that she will execute such further assurances of the same as may be requisite.

**AFTER RECORDING, PLEASE RETURN TO:**  
Beltway Title and Abstract, Inc.  
110 North Washington Street  
Easton, MD 21601

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1746, p. 0206, MSA\_ce91\_1683. Date available 11/06/2009. Printed 09/04/2025.

Deed  
From: Rosella B. Camper  
To: Nicholas Bechtel  
Page 2 of 2

Witness my hand and seal:

 {SEAL}  
Rosella B. Camper

State of Maryland, County of Talbot ss:

I Hereby Certify that on this 28th day of October, 2009, before me, the subscriber, a Notary Public in and for the jurisdiction aforesaid, personally appeared Rosella B. Camper, 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.

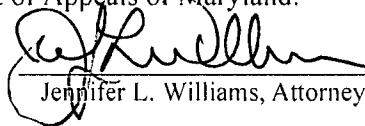


In Witness Whereof I have set my hand and official seal this 28th day of October, 2009.

Jennifer L. Williams, Notary Public  
Talbot County  
State of Maryland  
My Commission Expires June 1, 2010

  
Notary Public  
My commission expires: \_\_\_\_\_

I Hereby Certify that the within instrument was prepared under my supervision and that I am an Attorney duly admitted to practice before the Court of Appeals of Maryland.

  
Jennifer L. Williams, Attorney

TAX ID NUMBER(S): 01-049828	PURCHASERS ADDRESS: 29549 Golton Drive Easton, MD 21601
--------------------------------	---

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

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED HEREIN HAS BEEN TRANSFERRED ON THE ASSESSMENT RECORDS OF TALBOT COUNTY.

DATE 10/29/2009 KB

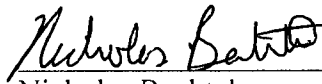
DAVID H. EWING  
SUPERVISOR OF ASSESSMENTS  
R. ANDREW HOLLIS, FIN. OFFICER  
PER 10/29/09 KB

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1746, p. 0207, MSA\_ce91\_1683. Date available 11/06/2009. Printed 09/04/2025.

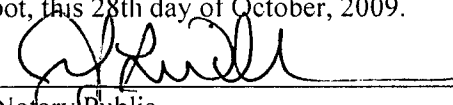
# Affidavit Of Grantee As First-Time Maryland Home Buyer

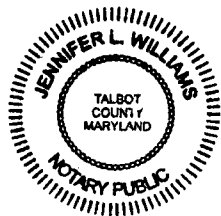
The undersigned states under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

1. The undersigned is the Grantee of residentially improved real property located at 29549 Golton Drive, Easton, MD 21601, and being more particularly described as Lot Forty (40), Golton, Tax ID Number 049828, Talbot County, Maryland.
2. The undersigned is a first-time Maryland home buyer (defined as an individual who has never owned residential real property in the State of Maryland that has been the individual's principal place of residence) who will occupy the property as their principal residence.
3. The undersigned make this affidavit to induce the State of Maryland to charge the State Transfer Tax at the reduced rate of 0.25% as provided in §13-203 of the Tax Property Article of the Annotated Code of Maryland.
4. The undersigned understands that any tax assessed at this reduced rate must be paid entirely by the Seller of the property.

 \_\_\_\_\_ (SEAL)  
Nicholas Bechtel

The above oath or affirmation was given under the penalties of perjury before me, a Notary Public in and for the State of Maryland, County of Talbot, this 28th day of October, 2009.

 \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



Jennifer L. Williams, Notary Public  
Talbot County  
State of Maryland  
My Commission Expires June 1, 2010

2009

MARYLAND  
FORM

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

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

**Rosella B. Camper**

### 2. Reasons for Exemption

**Resident  
Status**

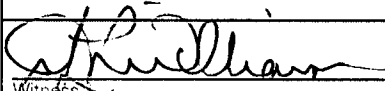
- I, Transferor, am a resident of the State of Maryland.
- Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

**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 and is 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

**Rosella B. Camper**

\_\_\_\_\_  
Name  
  
\_\_\_\_\_  
Signature

### 3b. Entity Transferors

\_\_\_\_\_  
Witness/Attest

\_\_\_\_\_  
Name of Entity

\_\_\_\_\_  
By

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

08-49

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1746, p. 0209, MSA\_ce91\_1683. Date available 11/06/2009. Printed 09/04/2025.

### State of Maryland Land Instrument Intake Sheet

Baltimore City     County: Talbot  
 Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.  
 (Type or Print in Black Ink Only All Copies Must Be Legible)

<b>1</b>	<b>Type(s) of Instruments</b>	( <input type="checkbox"/> Check Box if Addendum Intake Form is Attached.)					
		<b>1</b>	Deed	<input type="checkbox"/>	Mortgage	<b>3</b>	Other Assgmt
<b>2</b>	<b>Conveyance</b> Check Box	<input checked="" type="checkbox"/> Improved Sale	<input type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Multiple	<input type="checkbox"/> Not an Arms- Length Sale [9]		
		Arms-Length [1]	Arms-Length [2]	Arms Length [3]			
<b>3</b>	<b>Tax Exemptions</b> (if Applicable) Cite or Explain Authority	Recording					
		State Transfer					
		County Transfer					

<b>4</b>	<b>Consideration and Tax Calculations</b>	<b>Consideration</b>	<b>Amount</b>	<b>Finance Office Use Only</b>		
		Purchase Price/Consideration	\$ 165,000.00	<b>Transfer and Recordation Tax Consideration</b>		
		Any New Mortgage	\$ 165,000.00	<b>Transfer Tax Consideration</b>	\$	
		Balance of Existing Mortgage	\$	x ( ) %	=	\$
		Other:	\$	<b>Less Exemption Amount</b>	-	\$
		Other:	\$	<b>Total Transfer Tax</b>	=	\$
		Full Cash Value	\$ 165,000.00	<b>Recordation Tax Consideration</b>	\$	
		x ( ) per \$500	=	\$		
		<b>TOTAL DUE</b>	\$			

<b>5</b>	<b>Fees</b>	<b>Amount of Fees</b>	<b>Doc. 1</b>	<b>Doc. 2</b>	<b>Agent:</b>
		Recording Charge	\$ 40.00	\$ 40.00	<b>Tax Bill:</b>
		Surcharge	\$ 0.00	\$ 0.00	
		State Recordation Tax	\$ 1,089.00	\$ 0.00	<b>C.B. Credit:</b>
		State Transfer Tax	\$ 412.50	\$ 0.00	
		County Transfer Tax	\$ 1,150.00	\$ 0.00	<b>Ag. Tax/Other:</b>
		Other	\$	\$	
		Other	\$	\$	

<b>6</b>	<b>Description of Property</b>	<b>District</b>	<b>Property Tax ID No.(1)</b>	<b>Grantor Liber/Folio</b>	<b>Map</b>	<b>Parcel No.</b>	<b>Var. LOG</b>		
		01	049828	761/533	102	2878	(5)		
		<b>Subdivision Name</b>		<b>Lot (3a)</b>	<b>Block(3b)</b>	<b>Sect/AR(3c)</b>	<b>Plat Ref.</b>	<b>SqFt/Acreage(4)</b>	
		Golton		Forty (40)			JTB 29/6	13,180 sq ft	
		<b>Location/Address of Property Being Conveyed (2)</b>							
		29549 Golton Drive, Easton, MD 21601							
		<b>Other Property Identifiers (if applicable)</b>				<b>Water Meter Account No.</b>			
<b>Residential</b>   <input checked="" type="checkbox"/>   <b>or Non-Residential</b>   <input type="checkbox"/>		<b>Fee Simple</b>   <input checked="" type="checkbox"/>   <b>or Ground Rent</b>   <input type="checkbox"/>		<b>Amount:</b> \$N/A					
<b>Partial Conveyance?</b>   <input type="checkbox"/>   <b>Yes</b>   <input checked="" type="checkbox"/>   <b>No</b>		<b>Description/Amt. of SqFt/Acreage Transferred:</b>		N/A					
If Partial Conveyance, List Improvements Conveyed: N/A									

<b>7</b>	<b>Transferred From</b>	<b>Doc. 1 - Grantor(s) Name(s)</b>	<b>Doc. 2 - Grantor(s) Name(s)</b>
		Rosella B. Camper	Nicholas Bechtel
		<b>Doc. 1 - Owner(s) of Record, if Different from Grantor(s)</b>	<b>Doc. 2 - Owner(s) of Record, if Different from Grantor(s)</b>

<b>8</b>	<b>Transferred To</b>	<b>Doc. 1 - Grantee(s) Name(s)</b>	<b>Doc. 2 - Grantee(s) Name(s)</b>
		Nicholas Bechtel	Easton Bank & Trust
		<b>New Owner's (Grantee) Mailing Address</b>	
		29549 Golton Drive, Easton, MD 21601	

<b>9</b>	<b>Other Names to Be Indexed</b>	<b>Doc. 1 - Additional Names to be Indexed (Optional)</b>	<b>Doc. 2 - Additional Names to be Indexed (Optional)</b>

<b>10</b>	<b>Contact/Mail Information</b>	<b>Instrument Submitted By or Contact Person</b>		<input checked="" type="checkbox"/>	Return to Contact Person	
		<b>Name:</b> Jennifer L. Williams			<input type="checkbox"/>	Hold for Pickup
		<b>Firm:</b> Beltway Title and Abstract, Inc.			<input type="checkbox"/>	Return Address Provided
		<b>Address:</b> 110 North Washington Street, Easton, MD 21601				
		<b>Phone:</b> Phone (410) 819-6911 Fax (410)819-0544				

<b>11</b>	<b>IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b>					
	<b>Assessment Information</b>	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Will the property being conveyed be the grantee's principal residence?
		<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Does transfer include personal property? If yes, identify: _____
		<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)
	<b>Assessment Use Only - Do Not Write Below This Line</b>					
	[ ] Terminal Verification    [ ] Agricultural Verification    [ ] Whole    [ ] Part    [ ] Tran. Process Verification					
	<b>Transfer Number:</b>	<b>Date Received:</b>	<b>Deed Reference:</b>	<b>Assigned Property No.:</b>		
	<b>Year</b>		<b>Geo.</b>	<b>Map</b>	<b>Sub</b>	<b>Block</b>
	<b>Land</b>		<b>Zoning</b>	<b>Grid</b>	<b>Plat</b>	<b>Lot</b>
	<b>Buildings</b>		<b>Use</b>	<b>Parcel</b>	<b>Section</b>	<b>Occ. Cd.</b>
<b>Total</b>		<b>Town Cd.</b>	<b>Ex. St.</b>	<b>Ex. Cd.</b>		
<b>REMARKS:</b>						

Karen Buck

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS-1746-P-0210, MSA-ce91\_1683. Date available 11/06/2009. Printed 09/04/2025.





## TOWN OF EASTON

14 South Harrison Street  
Easton, Maryland 21601

August 29, 2025

Nicholas Bechtel  
29549 Golton Drive  
Easton, Maryland 21601

**Re: BOZA Application V-1542 / V 25-08**  
29549 Golton Drive  
Tax Map 0102, Grid 00EA, Parcel 2878, Lot 40  
Easton, Maryland 21601

Mr. Bechtel,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on **Tuesday, September 16, 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](mailto:ssmith@eastonMD.gov)



## TOWN OF EASTON

14 South Harrison Street  
Easton, Maryland 21601

September 1, 2025

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, September 16, 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-1542 / V 25-08 has been filed by Nicholas Bechtel (Owner/Applicant) , pursuant to Section 28-1303.5.C of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Variance from Section 28-1009, the minimum setback of forty (40) feet from the right-of-way line or property line boarding a major road (Maryland Route 328). The Applicant is seeking to construct a 1,200 square foot pole building. The property is located at 29549 Golton Drive, Easton, Maryland, also known as Tax Map 0102, Grid 00EA, Parcel 2878, Lot 40, 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](mailto:planningandzoning@eastonmd.gov).

*Samantha N. Smith*

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



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

NOTICE

Notice is hereby given that Application V-1542 / V 25-08 has been filed by Nicholas Bechtel (Owner/Applicant) , pursuant to Section 28-1303.5.C of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Variance from Section 28-1009, the minimum setback of forty (40) feet from the right-of-way line or property line boarding a major road (Maryland Route 328). The Applicant is seeking to construct a 1,200 square foot pole building. The property is located at 29549 Golton Drive, Easton, Maryland, also known as Tax Map 0102, Grid 00EA, Parcel 2878, Lot 40, 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, September 16, 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.

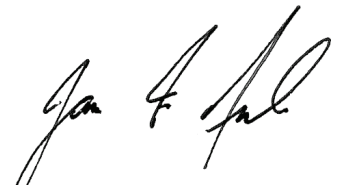
29088 Airpark Drive  
Easton, MD 21601

# 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-1542 / V 25-08..." was published in the:

The Star Democrat 08/30/25



James F. Normandin  
President & Publisher

NOTICE

Notice is hereby given that Application V-1542 / V 25-08 has been filed by Nicholas Bechtel (Owner/Applicant) , pursuant to Section 28-1303.5.C of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Variance from Section 28-1009, the minimum setback of forty (40) feet from the right-of-way line or property line boarding a major road (Maryland Route 328). The Applicant is seeking to construct a 1,200 square foot pole building. The property is located at 29549 Golton Drive, Easton, Maryland, also known as Tax Map 0102, Grid 00EA, Parcel 2878, Lot 40, and is situated in the R-10A – Residential District.

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TOWN OF EASTON BOARD OF ZONING APPEALS  
3088254 SD 8/30/2025