



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

Tuesday, August 19, 2025 at 9:00 a.m.  
Town Hall Chamber 2  
14 S. Harrison Street, Easton, Maryland

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**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  
Zakary A. Krebeck, Alternate

Staff:

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

**Absent:**

Staff:

Joseph Mayer, Plan Reviewer  
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 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

Board.

**4. Applications —**

- a. File No.:** V - 1500 / V 25 - 05  
**Applicant:** Kevin Rosemary  
**Location:** 718 Lomax Street, Easton, MD 21601  
Tax Map 0103, Grid 00EA, Parcel 0862  
**Zoning:** R-10A  
**Request:** The Applicant is requesting a Variance from Section 28-1006.D.1 of the Zoning Ordinance, 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 privacy fence on a corner lot.

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

**Applicant Presentation:**  
Kevin Rosemary

**Public Comment —** None  
**Public Comment Written —** None

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

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

- b. File No.:** SE - 1507 / SE 25 - 10  
**Applicant:** Nicole Clemente  
**Location:** 409 Crowberry Circle, Easton, MD 21601  
Tax Map 0101, Grid 00EA, Parcel 0265A, Lot 55  
**Zoning:** R-7A with a PUD Overlay  
**Request:** The Applicant is requesting a Special Exception pursuant to Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (1) 121 in Table 2.1 of Section 28-201 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.

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

**Staff Presentation:**

Nicholas Johnson AICP, Planner  
Miguel Salinas, Planning and Zoning Director  
Lynn B. Thomas AICP, Town Planner - Long Range  
Sharon Van Emburgh, Esq. Town Attorney

**Applicant Presentation:**

Nicole Clemente

**Public Comment** — None

**Public Comment Written:**

Kathy Kerner, 407 Crowberry Circle  
Kathi Pulver, 417 Bodkin Street  
Jessica Vines, 407 Crowberry Circle

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

- 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.**

**Board Member Weber seconded the motion.**

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

- c. File No.:** SE - 1333 / SE 25 - 08  
**Applicant:** Amy Williamson & William Millios  
**Location:** 8266 Lincoln Court, Easton, MD 21601  
Tax Map 0035, Grid 0007, Parcel 0123, Lot 33  
**Zoning:** R-10A  
**Request:** The Applicant is requesting a Special Exception pursuant to Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (1) 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 living space above the garage as a short-term rental.

**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>	<u>3 - 0</u>
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**

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