



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

Tuesday, September 16, 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  
Joseph Mayer, Plan Reviewer  
Aaron Cooper, Esq. Legal Associate  
Samantha Smith, Administrative Specialist

**Absent:**

Staff:

Nicholas Johnson AICP, Planner  
Sharon Van Emburgh, Esq. Town Attorney

- 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 August 19, 2025 Decision Summary.  
Board Member Girard 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 - 1510 / V 25 - 06  
**Applicant:** TF Architecture  
% Anthony Freitag RA AIA  
**Location:** 29465 Nancy Street, Easton, MD 21601  
Tax Map 0108, Grid 00EA, Parcel 2777K, Lot 42  
**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 an 8' tall privacy fence on a corner lot.

**Staff Presentation:**

Nicholas Johnson AICP, Planner  
Miguel Salinas, Planning and Zoning Director  
Joseph Mayer, Plan Reviewer

**Applicant Presentation:**

Anthony Freitag RA AIA, TF Architecture

**Public Comment —** None

**Public Comment Written —** None

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

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

- b. File No.:** V - 1542 / V 25 - 08  
**Applicant:** Nicholas Bechtel  
**Location:** 29549 Golton Drive, Easton, MD 21601  
Tax Map 0102, Grid 00EA, Parcel 2878, Lot 40  
**Zoning:** R-10A  
**Request:** The Applicant is requesting a Variance from the following Section 28-1009 of the Zoning Ordinance, 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 structure in the rear yard that is best described as a private garage.

**Staff Presentation:**

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

**Applicant Presentation:**

Nicholas Bechtel

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

- c. **File No.:** 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 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.**

4. **Election of Officers** — In accordance with the Board of Zoning Appeals Rules of Procedure, the Members shall elect a Chairman and a Secretary (acting Vice Chairperson) who shall serve until the expiration of their respective current terms of appointment or the passage of one (1) year, whichever shall first occur.

**Paul Weber nominated Gary Molchan as Chairperson. Meredith Girard seconded the nomination. Gary Molchan accepted the nomination.**

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

**Gary Molchan nominated Meredith Girard as Vice Chairperson. Paul Weber seconded the nomination. Meredith Girard accepted the nomination.**

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

**5. Discussion Item** — None

**6. Adjournment** — Chairperson Molchan motioned to adjourn. Vice Chairperson Girard seconded. The meeting was adjourned at 9:42 a.m.