



Board of Zoning Appeals MEETING AGENDA

Tuesday, December 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 October 21, 2025 meeting.

3. **Oath to Testify**

4. **Applications**

- a. **Application Number:** SE - 1602 / SE 25 - 13
Applicant: Investment Property Preservation, LLC
Location: 8342 Ocean Gateway
Tax Map 0103, Grid 00EA, Parcel 2954
Zoning District: CG
Request: Special Exception request pursuant to Section 28-1303.5. B of the Town of Easton Zoning Ordinance, use (2) 203 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Automotive Repair Garage* in the CG - Commercial General Zoning District.
- b. **Application Number:** V - 1613 / V 25 - 10
Applicant: Kenia Cecilia Itzep Bernal
on behalf of Maria Elena Itzep Bernal
Location: 16 Sycamore Avenue
Tax Map 0101, Grid 00EA, Parcel 0178
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, and from

Section 28 - 1002.2, the maximum permitted height of three (3) feet for natural plantings or structures within the visibility triangle of an intersection.

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

5. Adjournment



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

Tuesday, October 21, 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, Chairperson
- 19 Meredith Girard, Esq. Vice Chairperson
- 20 Paul Weber
- 21 Zakary A. Krebeck, Alternate

Staff:

- 23 Miguel Salinas, Planning and Zoning Director
- 24 Lynn B. Thomas AICP, Town Planner -
- 25 Long Range
- 26 Joseph Mayer, Plan Reviewer
- 27 Nicholas Johnson AICP, Town Planner -
- 28 Current
- 29 Sharon Van Emburgh, Esq. Town Attorney
- 30 Aaron Cooper, Esq. Legal Associate
- 31 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 —

Vice Chairperson Girard moved to approve the September 16, 2025 Decision Summary. Board Member Weber 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 — Chairperson 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.

52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97

4. Applications —

- a. File No.:** SE - 1563 / SE 25 - 12
- Applicant:** Roberta Kaye Sweitzer
- Location:** 8542 Dyott Court, Easton, MD 21601
Tax Map 0102, Grid 00EA, Parcel 2878, Lot 42
- 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 28-201 of the Ordinance to be utilized as Short-term Housing in the R-10A zoning district.

Staff Presentation:
Nicholas Johnson AICP, Planner

Applicant Presentation:
Roberta Kaye Sweitzer

Public Comment — None
Public Comment Written — None

Chairperson 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.**

Vice Chairperson 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.:** 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 Applicant is requesting a Variance pursuant to Section 28-1303.5 C of the Town of Easton Zoning Ordinance from Section 28-1001.2.K, the required three (3) foot setback for any parking or maneuvering space to any street

98 line, sidewalk or property line for a residential use. The Applicant is seeking to
99 construct a 28' x 24' garage with a finished living space on the second floor.

100
101 **Background:** This request was previously scheduled to appear on the August 19,
102 2025 and September 16, 2025 Board of Zoning Appeals agendas. The requests
103 were withdrawn and revised due to staff concerns regarding the visibility triangle,
104 and the proposed dimensions of the parking areas which did not meet the required
105 minimum dimensions for residential driveways.

106
107 On July 28, 2025 the Town of Easton Historic District Commission granted a
108 Certificate of Appropriateness (application 2025 - 1502) for the construction of
109 the garage contingent on the subsequent approval of the garage door and lighting
110 fixtures.

111
112 **Staff Presentation:**

113 Nicholas Johnson AICP, Planner
114 Miguel Salinas, Planning and Zoning Director

115
116 **Applicant Presentation:**

117 Kurt Gant, Gant & Associates

118
119 **Public Comment:**

120 Bethany Thompson, 317 August Street

121
122 **Public Comment Written:**

123 Gregory Zimmerman, 319 August Street

124
125 **Chairperson Molchan moved to approve the Variance request as submitted. Vice**
126 **Chairperson Girard seconded the motion.**

127
128 Vote 3 - 0
129 FOR: 3 - Molchan, Girard, Weber
130 AGAINST: 0
131 ABSTAIN: 0
132 ABSENT: 0

- 133
134 **c. File No.:** **V - 1564 / V 25 - 09**
135 **Applicant:** **ES Investments, LLC**
136 **Location:** 12 N. Park Street, Easton, MD 21601
137 Tax Map 0103, Grid 00EA, Parcel 0979
138 **Zoning:** R-7A
139 **Request:** The Applicant is requesting a Variance pursuant to Section 28-
140 1303.5 C of the Town of Easton Zoning Ordinance from Section 28-302.2.C.1,
141 the minimum 15 foot front yard setback requirement for all uses and structures in
142 the R-7A zoning district, and from Section 28-302.2.C.3, the minimum eight (8)
143 foot side yard setback requirement for all uses and structures in the R-7A zoning

144 district. While no formal building plan for proposed development was submitted,
145 the Applicant has provided a site plan which illustrates how a typical single-
146 family dwelling (22 feet wide by 43 feet deep) and off-street parking could be
147 constructed on the property.

148
149 **Background:** On March 10, 2015, the Board of Zoning Appeals granted a
150 Variance (V-734) from the minimum required front setback of 15 feet permitting
151 a single-family dwelling unit to be constructed with a 6.9 foot front setback.
152 However, the dwelling was never constructed, and the property's ownership was
153 transferred to its current owner in 2019.

154
155 **Staff Presentation:**
156 Nicholas Johnson AICP, Planner

157
158 **Applicant Presentation:**
159 Brian Fitzgerald on behalf of ES Investments, LLC

160
161 **Public Comment** — None
162 **Public Comment Written** — None

163
164 **Board Member Weber moved to approve the Variance requests as submitted.**
165 **Chairperson Molchan seconded the motion.**

166
167 Vote 3 - 0
168 FOR: 3 - Molchan, Girard, Weber
169 AGAINST: 0
170 ABSTAIN: 0
171 ABSENT: 0

172
173
174 **4. Discussion Item** — None

175
176
177 **5. Adjournment** — Chairperson Molchan motioned to adjourn. Vice Chairperson Girard
178 seconded. The meeting was adjourned at 10:02 a.m.



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

EXHIBIT SUMMARY
for 8342 OCEAN GATEWAY
SE - 1602 / SE 25 - 13
2025 - 12 - 16

Applicant notified of hearing date: Email: 2025-12-01 – 15 days

Exhibit A: P&Z Staff Report: 2025-12-09 – 7 days
Town of Easton Zoning Verification Letter: 2025-10-15 – 62 days
ESDR Determination Letter: 2025-12-01 – 15 days

Exhibit B: Application

Application: 2025-11-03 – 43 days
Special Exception Application SE - 1602
Detail of Request
Operational Narrative
Site Photos
Site Plan and Parking Plan
October 24, 2025 Owner Authorization Letter
October 2024 Recorded Special Warranty Deed

Proof of Payment: 2025-11-03 – 43 days

Exhibit C: Public Notices

Applicant Hearing Letter: 2025-12-01 – 15 days

400' Notices Distributed: 2025-12-01 – 15 days

Picture of Property Sign Posting: 2025-12-01 – 15 days

Star Democrat Legal Advertisement: 2025-11-29 – 17 days
Star Democrat Proof
Certificate of Publication

Date of Hearing: December 16, 2025

4a

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

SUBJECT: SPECIAL EXCEPTION 1602

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: Victoria Beckner on behalf of Asia Cooper Jr.

PURPOSE: The applicant is seeking a special exception to permit an automotive repair garage on a property located in the Commercial General (CG) Zoning District.

RECOMMENDATION:

Staff recommends **approval** of this application with a condition regarding the storage of vehicles.

APPLICATION INFORMATION:	
APPLICANT: Asia Cooper Jr.	REPRESENTATIVE: Victoria Beckner Investment Property Preservation LLC PO Box 511 Lusby MD, 20657
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 103, Grid 00EA, Parcel 2954	0.30
ACCEPTANCE DATE: November 3, 2025	LOCATION: 8342 Ocean Gateway

EXISTING ZONING CG	EXISTING LAND USE: Commercial
HISTORIC DISTRICT: No	FUTURE LAND USE: Commercial

CONTEXT:

Location/Site Access – The subject property is bordered to the east by Ocean Gateway and to the west by Max Lane. Existing commercial developments, all zoned CG, are located to the north and south. Vehicular access is provided via driveways on both Ocean Gateway and Max Lane. No public sidewalks currently exist on or adjacent to the site.

Existing Conditions – The subject property contains a vacant 1,560-square-foot commercial building and an associated off-street parking area. The site provides a total of 13 off-street parking spaces. In 2025, multiple building permits were approved and issued to prepare the site for a new commercial retail use. Although the primary commercial remodel permit was reviewed and approved by the Town, it was never issued because the prospective retail tenant ultimately did not occupy the space. Historically, the property operated as an automotive repair shop but remained vacant for approximately five years after the previous tenant ceased operations.

Surrounding Properties –

	Land Use	Zoning District(s)	Future Planned Land Use
South	Commercial	CG	Commercial
East	Commercial	CG	Commercial
North	Commercial	CG	Commercial
West	Commercial	CG	Commercial



Figure 1: Vicinity Map

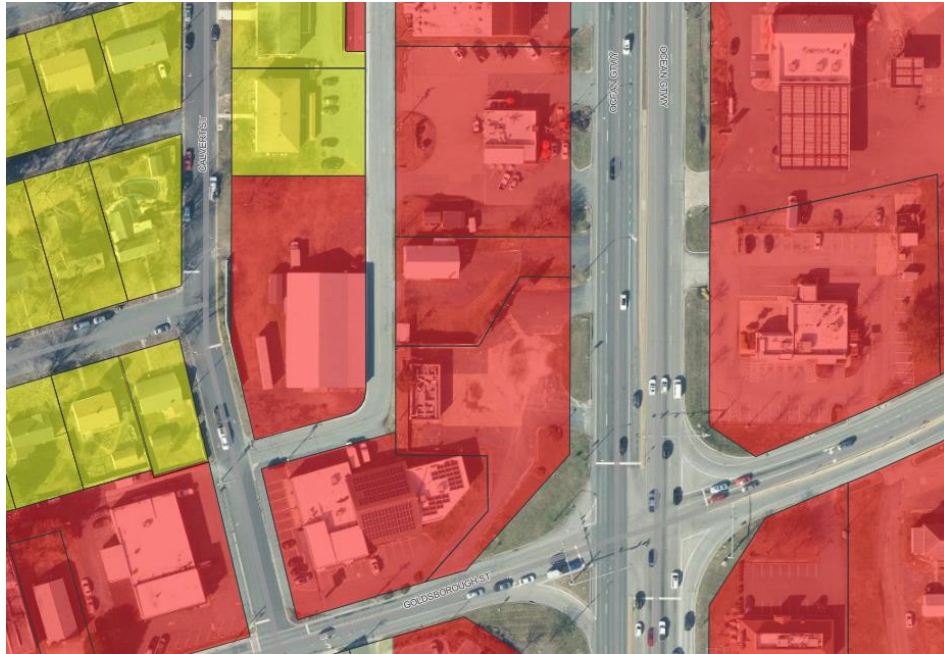


Figure 2: Surrounding Zoning

PROPOSAL: The applicant is proposing to operate an automotive repair garage on a property within the CG Zoning District. The proposed automotive repair garage will primarily provide tire repair and installation services and will also perform general vehicle maintenance. The Zoning Ordinance defines automotive repair garages as “A building designed and used for the storage, care, repair, or refinishing of motor vehicles including both minor and major mechanical overhauling, paint, and body work.” Such uses are permitted by-right in both the Business Commercial (BC) and Industrial (I) districts and via special exception in the CG district.

Use	A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I
Business, Personal & Professional Services										
Adult Day Care	SE	SE	SE	SE	--	P	--	SE	--	--
Art Gallery	--	--	--	--	P	--	--	--	--	--
Automotive Repair Garage*	--	--	--	--	--	SE	--	P	P	--

Automotive repair garages are subject to a list of supplemental standards found in §28-1007.2.A.4. These standards are:

- a. Bulk storage of flammable liquids shall be underground and shall be subject to setback

requirements.

b. The entrance or exit at such an establishment shall be at least fifty (50) feet from any lot zoned residential.

c. There shall be no open storage or accumulation of junk or scrap.

d. No structure or building shall be erected within thirty (30) feet of any dwelling.

e. The applicant shall design and site buildings to screen from public view unsightly site elements such as shipping and loading areas, car storage areas, dumpsters, etc.

f. No vehicular entrance or exit to such a facility shall be located within one-hundred (100) feet of any intersection.

g. Any facility which repairs or services automobiles shall provide an area for the long-term storage of vehicles. The area to be provided shall be at least 800 square feet for each service area or bay in the facility. Such an area shall be for the storage of vehicles only and therefore shall not be subject to any of the dimensional requirements for parking areas.

h. The maximum fence height in front yards may be exceeded for this use if necessary to better screen or secure vehicles placed in the long-term storage area associated with the use. In such instances, the maximum permitted height shall be six (6) feet.

POLICY ANALYSIS (SPECIAL EXCEPTION):

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

Analysis – There are no proposed changes to the site or structure that would affect conformance with the minimum standards of the CG Zoning District with the exception of parking. This automotive repair garage is required to provide a minimum of 3 vehicular spaces and a maximum of 4 vehicular spaces. In addition to these spaces, space for the long-term storage of vehicles is required (800 square feet per service area). The applicant is proposing 5 spaces (approximately 1,200 square feet) for long term storage.

In regards to the other supplemental standards, the applicant has addressed compliance with items a and c in the Environmental and Safety Considerations section of the narrative. The entrance to this property is located approximately 110 feet from a residentially zoned property and the nearest intersection is approximately 215 feet away. As an existing structure with no new construction proposed, items d and e are not applicable.

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

Analysis – The surrounding area is commercial in nature with all the surrounding parcels being zoned CG. The proposed use should not affect the health, safety, and general welfare of residents in the area if operated in accordance with the Town’s supplemental standards for this use.

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 – This property has historically been used as an automotive repair garage in the past. The proposed use will not have any additional impact on public facilities than the previous uses on this property.

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

Analysis – The site contains a large paved parking area for both the storage of vehicles being worked on and customer parking. This area is somewhat screened from view by the topography of the adjacent parcel and a chain link fence. The only potential impact on traffic would be if vehicles are being stored off-site within the Town’s right-of-way. Should the Board approve this request, a condition regarding the storage of vehicles may be appropriate. Vehicular egress is provided both on Ocean Gateway and Max Lane.

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 should have no detrimental impacts to the surrounding area in terms of smoke, odor, drainage, or access. The proposed use should not generate any noise in excess of what is typically associated with such a use.

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

Analysis – The surrounding area is overwhelmingly commercial in nature which is consistent with the proposed use.

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 identifies this property as appropriate for commercial uses which is consistent with what is proposed.

RECOMMENDED CONDITIONS:

1. All storage of vehicles shall be on-site within the designated area depicted on the plans. No vehicles may be stored within any public right-of-way.
2. The applicant shall obtain a certificate of occupancy for the proposed use within two (2) years from the date the special exception is granted.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Special Exception 1602 with staff's recommended condition.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1602 based on the following findings...

OR

3. I move an alternate motion.



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

Easton Staff Development Review Worksheet

Date: November 26, 2025

Project: 8342 Ocean Gateway

To: Victoria Beckner – Investment Property Preservation LLC % Precision Tire, LLC (Agent)

CC: Asia J Cooper, Jr. – (Owner)

The Easton Staff Development Review (ESDR) Committee meeting was held on November 26th at 11:00 am. Staff reviewed the proposed Special Exception request. The site includes an existing garage on the property located at 8342 Ocean Gateway, also known as Tax Map 103, Parcel 2954.

The Committee determined that the project will need to address all agency comments as specified in the attached review letters and at ESDR. It was determined by the Committee that the application may be scheduled for Board of Zoning Appeals review. Please submit all revised documents.

The next Board of Zoning Appeals meeting is scheduled for **Tuesday, December 16, 2025 at 9:00 am.** Submit additional documentation to the Planning and Zoning Department no later than Wednesday, December 3rd at 1:00 pm. All files for presentation at the Board of Zoning Appeals need to be provided on a flash drive. In addition, provide a digital submittal (via email) of all supporting documents necessary for the Board of Zoning Appeals review, including **one paper copy.**

Please contact the Planning & Zoning Department at 410 822-1943 with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Joseph A. Mayer".

Joseph A. Mayer
Plan Reviewer



TOWN OF EASTON PLANNING & ZONING DEPARTMENT

P.O. Box 520
Easton, Maryland 21601
410-822-1943
www.EastonMD.gov

DATE: November 26, 2025
TO: Victoria Beckner – Investment Property Preservation LLC %Precision Tire, LLC (Agent)
Asia J Cooper, Jr. – (Owner)
CC: Miguel Salinas – Director of Planning & Zoning Department
Rick VanEmburch – Town Engineer

FROM: Joseph A. Mayer - Plan Reviewer, Planning & Zoning Department
SUBJECT: 8342 Ocean Gateway

We reviewed the **November 4, 2025** Special Exception Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Review #1

1. The property is situated within the Town of Easton's CG (Commercial, General) Zoning District, as defined by the Zoning Code and Map. An "automotive repair garage" is a permissible use in this district, provided it receives approval through a Special Exception granted by the Board of Zoning Appeals. Once the Special Exception is approved, the applicant can then submit all required Building Permits for review and approval.
2. Provide an exhibit prior to the Board of Zoning Appeals depicting where on the property vehicles will be stored. This area must be a minimum of 800 square feet for each service bay.
3. Between 3 and 4 vehicular parking spaces are required for the proposed use. Provide an exhibit prior to the Board of Zoning Appeals depicting the location of these spaces.

Please contact me if you have any questions. Thank you.



TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: November 17th, 2025
TO: Asia Cooper Jr. – Applicant
Cc: Rick Van Emburgh – Town Engineer
Lynn Thomas – Town Planner
Aaron Goller – EUC
FROM: Sierra Clem – Engineering Department
SUBJECT: 8342 Ocean Gateway - BOZA
Special Exception - Auto

Our office has reviewed the Application for the Subject project received on 11/4/2025. Our office has no objection to the request to continue the use of Auto Repair at this site.

Any proposed site changes that require a grading permit may be submitted to our office for review.



TOWN OF EASTON
PO Box 520
Easton, Maryland 21601
(410)-822-2526 Fax (410)-822-8738



Office of Building Inspection.

ESDR- Building Inspection and Permit Department Comments

Date: November 18, 2025

Project; Precision Tire LLC - 8342 Ocean Gateway, Victoria Beckner Agent

Building Use; S-1 (Motor vehicle *repair garages* complying with the maximum allowable quantities of *hazardous materials* specified in the 2021 IBC)

A Town of Easton Building Permit will be required. The following lists items required on the construction drawings in order to apply for a Building Permit.

- Construction Documents (3 sets) will be required. Documents must be prepared by a registered Maryland Registered Architect, with original plans signed and sealed. A code analysis completed by a Registered Maryland Architect including, classification (use group), construction type, and occupant loads must be completed and included with the application materials. (See Maryland Architectural Act- Comar sect. 3-101, 102, 103)
- Items that must be addressed by the construction documents will be structural strength, means of egress (include travel distance), facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment, **Accessibility**, and other safety requirements for public access.
- All mechanical, electrical, and plumbing permits as required must include construction documents signed and sealed by a professional engineer and by a responsible party for the contractor receiving the permit. Be sure the Town of Easton modifications are included. Section 6-16 of the Town Code.
- An appointment may be set up with this department to review your permit application materials prior to permit application submission.

State Fire Marshal, (410-822-7609) plan review and inspections are required. It is your responsibility to contact them and make application.



October 15, 2025

Asia Cooper, Jr.
102 Twin Cove
Stevensville, MD 21666

Victoria Beckner, Agent
P.O. Box 511
Lusby, MD 20657

Dear Mr. Cooper and Ms. Beckner:

I am in receipt of your application for a Zoning Certificate for 8342 Ocean Gateway, and the proposed use of the property as a Service Garage. This property is zoned CG (Commercial, General) by the Town of Easton Zoning Code and Map. The use "automotive repair garage" is permitted via Special Exception in the CG Zoning District.

Although this property has historically been used for the same or a similar use, any such use has not been active on the property for far longer than the six months that the Zoning Regulations stipulate for a use to be considered "abandoned." Therefore, in order to open a new automotive repair garage on this property a Special Exception would need to be successfully obtained. This involves completing an application with the associated review fee and gaining approval at a public hearing by our Board of Zoning Appeals. Although I cannot predict the outcome of such a hearing, absent evidence that your proposed use would pose any sort of significant negative impact at the site or to neighboring properties, I believe you would have a good chance of approval. The previous history of the use of the site in a very similar manner should also be supportive of your request, should you choose to pursue an application.

Please let me know if you have any additional questions. If you would like to pursue the Special Exception application, it can be found on our website (eastonmd.gov) or a printed copy may be picked up at our office.

Sincerely,

Lynn B. Thomas, Jr., AICP
Town Planner



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

RECEIVED
 NOV 03 2025
 TOWN OF EASTON

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

VARIANCE APPEAL SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	8342 Ocean Gateway Easton MD 21601			
TAX MAP	0103	GRID	00EA	PARCEL 2954
DEED REFERENCE	LIBER		FOLIO	
PLAT REFERENCE	LIBER		FOLIO	
EXISTING USE	Service Garage / automotive repair garage			
ZONING DISTRICT	CG			

HISTORIC DISTRICT Y N Planned Redevelopment District Y N

OWNER

NAME	Asia Coope Jr		
MAILING ADDRESS	102 Twin Cove Rd Stevensville MD 21666		
TELEPHONE NO.		EMAIL	

APPLICANT OR AGENT

NAME	Victoria Beckner / Agent		
MAILING ADDRESS	5A Pobox 511 Lusby MD 20657		
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 205 section 28-20

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>Victoria L. Beckner / Agent</i>	
Date	<i>10/23/25</i>	
PRINTED NAME OF APPLICANT OR AGENT	<i>Victoria L. Beckner / Agent</i>	

For Office Use Only

Project Number	SE 25 - 13	Fee Received	\$700.00
Application Number	SE - 1602	Application Notification	12/01/2025
Filing Date	11/03/2025	Property Posting Date	12/01/2025
BOZA Hearing Date	12/16/2025	Notice(s) Published	11/29/2025
If ESDR, Date	11/26/2025		

Revised 11-2023



October 28, 2025

Board of Zoning Special Appeals

14 S. Harrison Street

Easton, MD 21601

Dear Members of the Board of Zoning Special Appeals,

I am writing to you regarding 8342 Ocean Gateway, Easton, MD 21601 to formally present my request/statement for your consideration at the upcoming hearing.

I am seeking a Zoning Certificate of Use, for the property above and unfortunately it has been empty for over six months. The prior use is the same use that I am seeking, a service garage. There are no changes to the building or area around the building.

I have reviewed the Board of Zoning Appeals checklist and am hoping my request meets the criteria for special exception. I respectfully ask the Board to consider the following factors:

- We want to help accomplish the needs of the town and its present and future needs of the community.
- After speaking with some of the locals, they have expressed their desire of a service garage / tire shop and how they don't really have a tire shop around.
- We will always and respectively uphold all public safety and environmental laws.
- We have improved the look of the building and parking lot. We plan to continue improving the property because we are aware of the traffic on Rt 50 and how the town is growing with new construction on other properties. I have attached pictures before and after.

I appreciate the Board's time and attention to this matter. If there are any additional materials or information needed, please let me know and I will provide them promptly. I am available to attend the hearing and answer any questions the Board may have.

Thank you for your consideration.

Sincerely,

Victoria Beckner

INVESTMENT PROPERTY PRESERVATION, LLC / PO BOX 511, LUSBY MD 20657 / Victoria Beckner, Founder / [REDACTED]



For Submission to the Board of Zoning Appeals and Variance Department

October 30, 2025

Board of Appeals Zoning Department

Town of Easton

To Whom It May Concern:

I am writing to provide a detailed description of the intended use and operations of the proposed tire and service garage located at 8342 Ocean Gateway, Easton MD 21601 as required for the variance application process.

Overview of Business Operations

The primary function of the facility will be to operate as a tire and service garage, offering a range of automotive maintenance and repair services to the public. The garage will provide the following services:

- Sales and installation of new and used tires
- Tire balancing and alignment services
- Flat tire repairs and rotation services
- General automotive maintenance, such as oil changes, brake inspections, and battery replacements
- Minor mechanical repairs (e.g., belt and hose replacements, light diagnostics)

Facility Layout and Operation

The garage will be equipped with multiple service bays to accommodate several vehicles at a time, allowing efficient workflow and minimizing customer wait times. The facility will have a customer waiting area and office for transactions and scheduling, and a secure storage area for tires and parts.

All automotive work will be conducted indoors to reduce noise and environmental impact. The business will operate during standard business hours, typically Monday through Saturday from 8:00 AM to 6:00 PM. No overnight vehicle storage or bodywork operations are planned.

Investment Property Preservation, LLC / PO Box 511, Lusby, MD 20657 /

[REDACTED] / Victoria Beckner, Founder

Environmental and Safety Considerations

The garage will adhere to all local and state regulations concerning waste disposal, hazardous material handling, and noise control. Used tires, oil, and other automotive fluids will be stored in approved containers and disposed of through licensed vendors. The premises will be kept clean, and all operations will be managed to avoid disturbance to neighboring properties.

Parking and Traffic Flow

Adequate on-site parking will be provided for both customers and employees. The facility's layout is designed to ensure safe ingress and egress for vehicles, with clear signage and designated parking spaces to prevent congestion on adjacent roadways.

Conclusion

We believe that the proposed tire and service garage will offer valuable automotive services to the community while maintaining high standards of safety, cleanliness, and professionalism. We are committed to operating in compliance with all applicable codes and ordinances and look forward to contributing positively to the local area.

Please let me know if any additional information or documentation is required to support our permit application. Thank you for your consideration.

Sincerely,

Victoria Beckner

Property Manager

Investment Property Preservation, LLC
[REDACTED]



*Before pictures of the property



* After pictures of the property























8-13 stored vehicles 1-7 proposed use

October 24, 2025

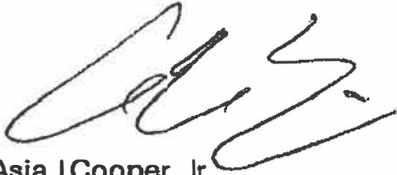
Ref: Precision Tire LLC

To whom it may concern:

We are aware that Precision Tire, LLC will be operating a tire service garage/ auto repair at 8342 Ocean Gateway , Easton MD 21601.

Please feel free to reach out to us should you have any further questions.

Kindest Regards



Asia J Cooper, Jr

[Redacted]

Cc : Victoria Beckner

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 01 Account Identifier - 019562

Owner Information

Owner Name: COOPER ASIA JR Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: 102 TWIN COVE RD Deed Reference: /03143/ 00499
 STEVENSVILLE MD 21666-

Location & Structure Information

Premises Address: 8342 OCEAN GATEWAY Legal Description: LOT .301 AC
 EASTON 21601-0000 W/S RT 50
 EASTON

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0103	00EA	2954	15000.21	0000				2025	Plat Ref: 2/ 84

Town: EASTON

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1948	1,560 SF		13,112 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		SERVICE GARAGE	/	C1			

Value Information

	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2025	07/01/2025
Land:	198,600	380,400	As of 07/01/2026
Improvements	23,400	39,600	
Total:	222,000	420,000	288,000
Preferential Land:	0	0	354,000

Transfer Information

Seller: OCEAN GATEWAY LLC	Date: 10/16/2024	Price: \$430,000
Type: ARMS LENGTH IMPROVED	Deed1: /03143/ 00499	Deed2:
Seller: OCEAN GATEWAY LLC	Date: 03/09/2021	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02816/ 00477	Deed2:
Seller: VELTMAN MARY LYNNE	Date: 05/14/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01246/ 00033	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
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:

RETURN TO: CAPITOL TITLE GROUP
811 Ritchie Highway
Ste 200
Severna Park, MD 21146
FILE NO.: 1823MDF-SS

SPECIAL WARRANTY DEED

This Deed made this 2nd DAY OF October, 2024 between

OCEAN GATEWAY, LLC, A MARYLAND LIMITED LIABILITY COMPANY

as party of the first part, whose address is: **613 HASTINGS ROAD,
TOWSON, MD 21286** hereinafter called Grantor, and

ASIA COOPER, JR., SOLE OWNER

as party or parties of the second part, whose address is: **102 TWIN COVE ROAD,
STEVENSVILLE, MD 21666** hereinafter called Grantee (the words "Grantor" and
"Grantee" to include their respective heirs, successors and assigns where the context
requires or permits).

Property Address: **8342 OCEAN GATEWAY, EASTON, MD 21601-7148**
PARCEL NO.: **01-019562**

TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
AMT: \$5,160.00
DATE: 10/16/2024
INITIALS: cludwigsen
Prop ID: 01-019562

CERTIFICATION IS MADE THAT ALL TAXES
DUE ON THE PROPERTY INDICATED IN
THIS DEED HAVE BEEN PAID
FINANCE OFFICER OF TALBOT COUNTY
CLAY B. STAMP, FIN. OFFICER
DATE 10/16/2024

thence (2) with the Easterly line of lands reserved to Arcadia by Herbert E. Davis, North three degrees forty-two minutes West, one hundred sixty feet (N 03 Degrees 42' W 160.0 ft) to a concrete monument or marker; thence (3) still with the reserved land above said, North seventy-five degrees forty-nine minutes East, thirty-five feet (N 75 Degrees 49' E 35.0 ft) to a concrete monument or marker and the Northwesterly corner of the lot conveyed to the said Emil E. Schultz by Herbert E. Davis; thence (4) with the said Schultz lot, Due South one hundred sixty (160) feet to the place of beginning; being the contents what they may. The above-described lot or parcel of land being more particularly shown upon a map made by Kastenhuber and Anderson, Civil Engineers and Surveyors, Easton, Maryland, entitled: **MAP SHOWING A PORTION OF "ARCADIA" (SECOND PURCHASE) PROPERTY OF EMIL E. SCHULTZ NEAR THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND, SCALE: 20' TO 1" - DECEMBER 1946**, which said map or plat was intended to be filed among the Plat Records of Talbot County, and to which record reference is hereby made for a particular description of the land herein and hereby conveyed. (NOTE: The bearings in the foregoing descriptions, and in the said maps or plats, are computed from the angles, which have been observed precisely, and are referred to a magnetic meridian corrected for the declination; declination at present being approximately eight degrees five minutes West.) **SAVE AND EXCEPT** all that parcel of land conveyed unto Humble Oil & Refining Company, a body corporate of the State of Delaware, by Deed dated February 17, 1970 and recorded among the Land Records of Talbot County in Liber 441, folio 684, containing .92 acres of land.

THE DERIVATION OF SAME BEING:

The same being property conveyed by Deed executed by **MARY LYNNE VELTMAN AND ANN S. SCHRIVER**, on 5/13/2004, as recorded on 5/14/2004 at Book/Liber 1246, Page/Folio 033, in the land records of **TALBOT COUNTY, MARYLAND**.

Parcel Identification Number: 01-019562

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

Name: Cooper Jr

Ref:

LR - Deed (with Taxes)
Surcharge 40.00

LR - Deed State

Transfer Tax 2,150.00

LR - County Transfer

Tax - linked 4,300.00

LR - NR Tax - 1kd 0.00

SubTotal: 6,510.00

Total: 6,625.00

10/16/2024 03:45

CC20-CV

#18475344 CC0205 -

Talbot

County/CC02.05.01 -

Register 01



Kathleen M. Duvall, Clerk
Circuit Court for Talbot County
11 N. Washington St., Suite 16
Easton, Maryland 21601

License and Recording
410-822-2611 Ext. 4

DOCUMENT VALIDATION
(excluded from page count)

WITNESSETH:

That Grantor for and in consideration of the sum of
**FOUR HUNDRED AND THIRTY THOUSAND DOLLARS AND ZERO CENTS,
(\$430,000.00) AND OTHER GOOD AND VALUABLE CONSIDERATION,** cash in
hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold,
aliened, conveyed, and by these presents does grant, bargain, sell, alienate, convey unto the
said Grantee, the below described tract or parcel of land more fully and completely
described as follows:

**PLEASE SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with all
improvements thereupon and the rights, members and appurtenances thereof, to the
same being, belonging, or in anywise appertaining, to the only proper use, benefit, and
behoof of said Grantee forever in **FEE SIMPLE.**

AND THE SAID Grantor, for their heirs, executors and administrators, will
warrant and forever defend the right and title to the above-described property, unto the
said Grantee, their heirs and assigns, against the claims of all persons owning, holding or
claiming by, through or under the said Grantor.

IN WITNESS THEREOF, the Grantor(s) has/have signed and sealed this Deed, this
Day and Year first written above.

Signed, sealed and delivered in the presence of:

OCEAN GATEWAY LLC

By: 
**RICHARD VELTMAN, SOLE
MEMBER**


STATE OF MARYLAND

Anne Arundel COUNTY

I hereby certify that on 10/12, 2024 before me, a Notary Public of the State aforesaid, personally appeared RICHARD VELTMAN, who acknowledged himself/herself to be the SOLE MEMBER of OCEAN GATEWAY LLC and that he/she, as such authorized individual, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the entity by himself/herself as such authorized individual.


WITNESS my hand and Notarial Seal.

Jerome I. Feldman
Notary Public
Anne Arundel County
Maryland



Notary Public
My Commission Expires: 9/11/24 Jerome I. Feldman

I HEREBY CERTIFY that the foregoing document was prepared under the supervision of Christopher P. Suss, an attorney duly admitted to practice before the Supreme Court of the State of MARYLAND.


Name: Christopher P. Suss, Esquire

Send Subsequent Tax bills to:

102 TWIN COVE ROAD
STEVENSVILLE, MD 21666

MARYLAND
FORM
WH-AR

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

2024

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 Ocean Gateway LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
8342 Ocean Gateway, Easton, MD 21601-7148

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

Ocean Gateway LLC

Name of Entity

by

Richard Veltman

Name

**Date

Sole 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.

EXHIBIT A**Legal Description:**

LOT ONE: ALL those two lots or parcels of land, portions of "Arcadia", near the Easterly corporate limits of the Town of Easton, Talbot County, Maryland, and more particularly described as follows, that is to say: **BEGINNING** at a concrete monument or marker set on the Northerly side-line of the public road leading from Easton to Matthews (Goldsborough Street Extended) where the same is intersected by the Northwesterly line of the right-of-way for the Northwest Junction Roadway between the above-mentioned public road and the New State Boulevard leading from Cambridge to Wye Mills; thence: (1) with the right-of-way line of said Junction Roadway, North forty-one degrees, nineteen minutes East, one hundred seventy-nine feet (N 41 Degrees 19' E 179.0 ft) to a concrete monument or marker and the Westerly side-line of the Main right-of-way of said New State Boulevard (U.S. Route 213); thence, (2) with the Westerly side of said right-of-way, Due North, two hundred five (205) feet to a concrete monument or marker and the Southeasterly corner of a lot conveyed by Herbert E. Davis to Lawrence H. Stewart; thence, (3) with said Stewart land, Due West, one hundred sixty-five (165) feet to a concrete marker and the Easterly line of land reserved to Arcadia by Herbert E. Davis; thence (4) with said reserved land, Due South three hundred fifty-five and eight tenths (355.8) feet to a concrete monument or marker and the Northerly side-line of the Public Road leading from Easton to Matthews; thence (5) with the Northerly side-line of said Road, North seventy degrees, forty-seven minutes East, forty-nine and six tenths feet (N 70 Degrees 48' E 49.6 ft) to the place of beginning, containing one and one hundred eleven one-thousandths (1.111) acres. The above-described lot or parcel of land being more particularly shown upon a map made by Kasthuber and Anderson, Civil Engineers and Surveyors, Easton, Maryland entitled: **MAP SHOWING A PORTION OF "ARCADIA" PURCHASED BY EMIL E. SCHULTZ NEAR THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND. SCALE: 50' TO 1" - OCTOBER 1946**, which said map or plat was intended to be filed among the Plat Records of Talbot County and to which record reference is hereby made for a particular description of the land herein and hereby conveyed. **LOT TWO: BEGINNING** at a concrete monument or marker set on the Northerly sideline of the public road leading from Easton to Matthews (Goldsborough Street Extended), said point being also the Southwesterly corner of another lot or parcel of land (a portion of lands known as Arcadia) conveyed to Emil E. Schultz by Herbert E. Davis (being Lot No. One above described); thence: (1) with the Northerly side of the above-mentioned public road, South seventy degrees forty-seven minutes West, twenty-five feet (S 70 Degrees 47' W 25.0 ft) to a concrete monument;

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 Clerk's Office Recording Verification

Form with sections 1-11: Type(s) of Instruments, Conveyance Type Check Box, Tax Exemptions, Consideration and Tax Calculations, Fees, Description of Property, Transferred From, Transferred To, Other Names to Be Indexed, Contact/Email Information, and Assessment Use Only.

Vertical text on the left margin: DATE AVAILABLE 10/18/2024. P. 0300, MSA_CEY1_3082. Printed 10/24/2025.

Space Reserved for County Verification

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 01 Account Identifier - 019562

Owner Information

Owner Name: COOPER ASIA JR Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: 102 TWIN COVE RD Deed Reference: /03143/ 00499
 STEVENSVILLE MD 21666-

Location & Structure Information

Premises Address: 8342 OCEAN GATEWAY Legal Description: LOT .301 AC
 EASTON 21601-0000 W/S RT 50
 EASTON

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0103	00EA	2954	15000.21	0000				2025	Plat Ref: 2/ 84

Town: EASTON

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1948	1,560 SF		13,112 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		SERVICE GARAGE	/	C1			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	198,600	380,400		
Improvements	23,400	39,600		
Total:	222,000	420,000	288,000	354,000
Preferential Land:	0	0		

Transfer Information

Seller: OCEAN GATEWAY LLC	Date: 10/16/2024	Price: \$430,000
Type: ARMS LENGTH IMPROVED	Deed1: /03143/ 00499	Deed2:
Seller: OCEAN GATEWAY LLC	Date: 03/09/2021	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02816/ 00477	Deed2:
Seller: VELTMAN MARY LYNNE	Date: 05/14/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01246/ 00033	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
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:



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

December 1, 2025

Investment Property Preservation, LLC
% Victoria Beckner
P.O. Box 511
Lusby, Maryland 20657

Re: BOZA Application SE - 1602 / SE 25 - 13
8342 Ocean Gateway
Tax Map 0103, Grid 00EA, Parcel 2954
Easton, Maryland 21601

Ms. Beckner,

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

December 1, 2025

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, December 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 SE - 1602 / SE 25 - 13 has been filed by Investment Property Preservation, LLC (Applicant), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (2) 203 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Automotive Repair Garage* in the CG – Commercial General Zoning District. The property is located at 8342 Ocean Gateway, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 2954, and is situated in the CG – Commercial General Zoning District. The property is owned by Asia J. Cooper, Jr.

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 Agenda & Minutes page of the Town's website at www.eastonmd.gov.** 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 28-1303.5.B.3 of the Town of Easton Zoning Code -
December 1, 2025

NOTICE

Notice is hereby given that Application SE - 1602 / SE 25 - 13 has been filed by Investment Property Preservation, LLC (Applicant), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (2) 203 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Automotive Repair Garage* in the CG – Commercial General Zoning District. The property is located at 8342 Ocean Gateway, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 2954, and is situated in the CG – Commercial General Zoning District. The property is owned by Asia J. Cooper, Jr.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, December 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. A copy of the application may be inspected during normal business hours in the Department of Planning and Zoning. Please continue to check our website at www.eastonmd.gov 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 - 1602 / SE 25 - 13..." was published in the:

The Star Democrat 11/29/25



James F. Normandin
President & Publisher

NOTICE

Notice is hereby given that Application SE - 1602 / SE 25 - 13 has been filed by Investment Property Preservation, LLC (Applicant), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (2) 203 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Automotive Repair Garage* in the CG – Commercial General Zoning District. The property is located at 8342 Ocean Gateway, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 2954, and is situated in the CG – Commercial General Zoning District. The property is owned by Asia J. Cooper, Jr.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, December 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. A copy of the application may be inspected during normal business hours in the Department of Planning and Zoning. Please continue to check our website at www.eastonmd.gov for agenda updates.

TOWN OF EASTON BOARD OF ZONING APPEALS

3094573 SD 11/29/2025



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

EXHIBIT SUMMARY
for 16 SYCAMORE AVENUE
V - 1613 / V 25 - 10
2025 - 12 - 16

Applicant notified of hearing date: Email: 2025-12-01 – 15 days

Exhibit A: P&Z Staff Report: 2025-12-09 – 7 days

Exhibit B: Application

Application: 2025-11-17 – 28 days
Variance Application V - 1613
Variance Detail of Request & Findings of Fact
November 17, 2025 Owner Authorization Letter
February 2014 Recorded Deed
Site Plan

Proof of Payment: 2025-11-17 – 28 days

Exhibit C: Public Notices

Applicant Hearing Letter: 2025-12-01 – 15 days

400' Notices Distributed: 2025-12-01 – 15 days

Picture of Property Sign Posting: 2025-12-01 – 15 days

Star Democrat Legal Advertisement: 2025-11-29 – 17 days
Star Democrat Proof
Certificate of Publication

Date of Hearing: December 16, 2025

4b

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

SUBJECT: VARIANCE-1613

ELECTION WARD: Ward 1

CRITICAL ACTION DATE: At the pleasure of the Board.

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

APPLICANT: Kenia Cecilia Itzep Bernal on behalf of Maria Elena Itzep Bernal

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 and §28-1002.2 for the structure to exceed three-feet in height within the visibility triangle at the intersection of Sycamore Ave and Garden St.

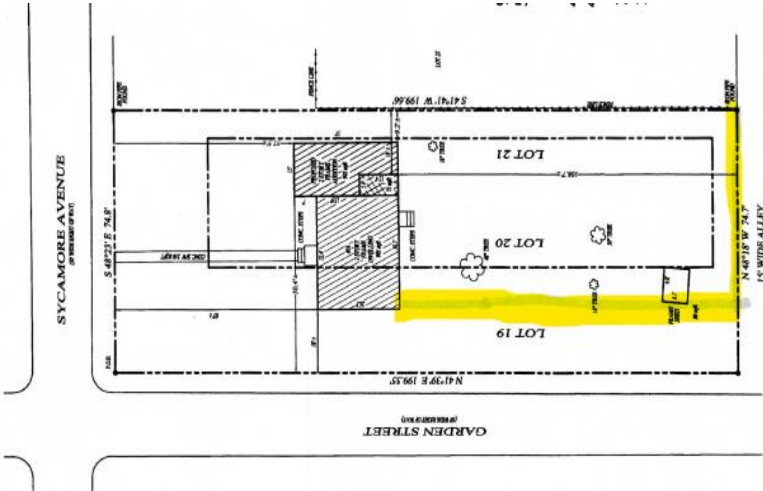
RECOMMENDATION:
Staff supports a Board **denial** of the request as submitted

APPLICATION INFORMATION:	
APPLICANT: Maria Elena Itzep Bernal 16 Sycamore Ave. Easton MD, 21601	REPRESENTATIVE: Kenia Cecilia Itzep Bernal
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 101, Grid 00EA, Parcel 178, Lots 19, 20, &21	0.34
ACCEPTANCE DATE: November 17, 2025	LOCATION: 16 Sycamore Avenue
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 Sycamore Avenue and Garden Street which are best described as residential streets. The property also has frontage on a 15’ wide unimproved alley. Vehicular access to the property is provided via Garden Street 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 and a small shed/outbuilding. An existing 6-foot-tall metal fence is located within the side yard, running between the back corner of the house and the south-western property line to the south-east property corner (*Figure I*). This existing fence was permitted by the Town and constructed in 2025.



F

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 (Sycamore Ave and Garden 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.

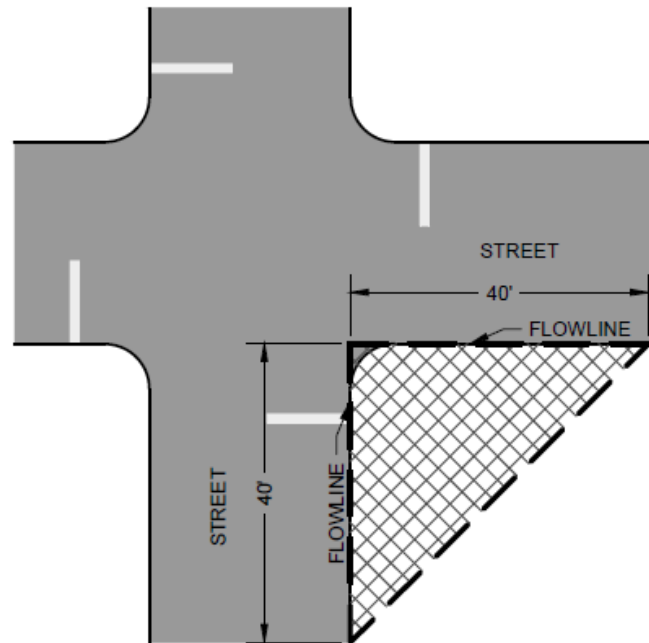
Given that a portion of the proposed fence is located within a front yard, it could not exceed four feet in height.

As a corner lot, a visibility triangle is also located on this property for the purposes of maintaining visibility for road users at the intersecting streets. The visibility triangle is defined as “a distance

of forty (40) feet along both flowlines of curb, measured from the point of intersection of 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

projected flowline of curb of said intersecting flowlines” (Figure 2).

Within this visibility triangle, natural plantings and construction are limited to a height not exceeding three-feet.

	Permitted	Proposed	Difference
Maximum Fence Height for Front Yards	4 feet	6 feet	50% Increase
Maximum Height Within Visibility Triangle	3 feet	6 feet	100% Increase



Figure 3 AI Generated Rendering of the Proposed Fence from Sycamore Ave - Gemini



Figure 4: AI Generated Rendering of the Proposed Fence from Garden St - Gemini

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 – Although the proposed fencing is non-solid, it still has the potential to obstruct visibility at the intersection, thereby creating a safety concern. The Board has granted similar variance requests for fences on corner lots in the past; however, those approvals typically involved fences located within the non-primary front yard and outside of the visibility triangle. There are few, if any, examples within the Town of properties enclosed entirely by fencing exceeding four feet in height. Such fencing can create a fortress-like appearance that is not consistent with the character of the surrounding neighborhoods.

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 – A unique characteristic of this lot is its frontage on three public rights-of-way—two classified as streets and one as an unimproved alley. However, there are numerous examples throughout the Town of corner lots with six-foot-tall fences that did not require a variance of this magnitude. Even if the Board denies the current request, the fence permitted earlier this year already encloses the rear yard as requested by Animal Control (*Figure 1*).

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **deny** Variance 1613 based on the staff's findings.

OR

2. I move that the Board of Zoning Appeals approve Variance 1613 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
 NOV 17 2025
 TOWN OF EASTON

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

VARIANCE APPEAL SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	16 Sycamore Avenue				
TAX MAP	0101	GRID	00EA	PARCEL	0170
DEED REFERENCE	LIBER		FOLIO		
PLAT REFERENCE	LIBER		FOLIO		
EXISTING USE					
ZONING DISTRICT					

19, 20, 21 - 74 x 199
 SW / S Sycamore
 Avenue Easton

HISTORIC DISTRICT Y N Planned Redevelopment District Y N

OWNER

→ Maria Elena Itzep Bernal

NAME	16 Sycamore Avenue Easton, MD 21601	
MAILING ADDRESS		
TELEPHONE NO.		EMAIL

APPLICANT OR AGENT

NAME	Kenia Cecilia Itzep Bernal	
MAILING ADDRESS	16 Sycamore 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

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	11/17/2025
PRINTED NAME OF APPLICANT OR AGENT	Kenia Cecilia Itzep Bernuf.

For Office Use Only

Project Number	V 25 - 10	Fee Received	\$250.00
Application Number	V - 1613	Application Notification	12/01/2025
Filing Date	11/17/2025	Property Posting Date	12/01/2025
BOZA Hearing Date	12/16/2025	Notice(s) Published	11/29/2025
If ESDR, Date	-		
<i>Prill Deced</i>			

Revised 11-2023

Statement in Support of Variance Request

This proposed fencing project is essential for promoting a safer and healthier neighborhood environment at 16 Sycamore Avenue, located on the corner of Sycamore Avenue and Garden Street. Our family owns three Belgian Malinois, one of which has been officially deemed “dangerous” by Animal Control. As part of their requirements—and in the interest of public safety—we were instructed to install a 6-foot fence to ensure the dog remains securely contained.

Installing 191 feet of 6-foot metal spaced-picket steel fencing will allow our dogs to safely enjoy the yard while preventing any possibility of them coming into contact with passersby, other animals, or neighboring properties. Belgian Malinois are high-energy working dogs, and a secure outdoor space is essential not only for their wellbeing but also for keeping the community safe.

Strict enforcement of the current ordinance, which restricts fence height, would create significant hardship for us as responsible dog owners. Without a 6-foot fence, we could not meet Animal Control’s safety requirements, and our dogs would be confined indoors for much longer periods, negatively impacting their physical and mental health.

It is important to note that the fence will not be installed along the property line adjacent to our neighbors at 14 Sycamore Avenue, as they already have a 6-foot fence around their backyard, ensuring consistency with the neighborhood and avoiding redundancy.

The spaced picket design of the fence also ensures that sight lines at the intersection of Sycamore Avenue and Garden Street remain clear and unobstructed, preserving traffic visibility for drivers, cyclists, and pedestrians. The fence provides necessary security without creating a visual barrier on the corner lot.

Overall, this variance will allow us to comply with Animal Control requirements, protect our neighbors, provide our dogs with a safe and healthy outdoor environment, and maintain an open, unobtrusive appearance consistent with neighborhood safety. We believe this request strongly supports public welfare, neighborhood harmony, and responsible pet ownership.

Authorization for Representation – Fence Variance Application
November 17, 2025

To Town of Easton/Whom It May Concern,

I, Maria Elena Itzep Bernal, am writing to formally authorize my daughter, Kenia Cecilia Itzep Bernal, to represent me regarding my fence permit application for my residence located at 16 Sycamore Avenue, Easton, Maryland.

Kenia has my full permission to act on my behalf in all matters related to this application, including submitting documents, communicating with the Town of Easton, and representing me during the Board of Zoning Appeals meeting on December 16. This authorization specifically applies to my variance request to build a 6-foot fence in an area where a 4-foot height limit is normally required.

Please accept this letter as confirmation that she is fully authorized to speak and act for me throughout this process.

If additional information is needed, I can be reached at [REDACTED]
[REDACTED]

Sincerely,
Maria Elena Itzep Bernal

TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
AMT: 960.00
DATE: 2/19/14
INITIALS: R Benson
Prop ID: 01-015095

CERTIFICATION IS MADE THAT ALL TAXES
DUE ON THE PROPERTY INDICATED IN
THIS DEED HAVE BEEN PAID.
FINANCE OFFICER OF TALBOT COUNTY
John C. Craig Fin. Officer RB
DATE 2/19/14 RB

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

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

DAVID H. EWING
SUPERVISOR OF ASSESSMENTS
PER John C. Craig Fin. Officer RB
2/19/14 RB

This Deed, made this 19th day of February, 2014, by and between WILLIAM B. MURDOCH, III and MARJORIE E. MURDOCH, Maryland resident(s), Grantors; and MARIA ELENA ITZEP BERNAL, Grantee.

- Witnesseth -

THAT FOR AND IN CONSIDERATION of the sum of **Eighty Thousand And 00/100 Dollars (\$80,000.00)** and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, the said WILLIAM B. MURDOCH, III and MARJORIE E. MURDOCH do hereby grant and convey unto the said MARIA ELENA ITZEP BERNAL, **her 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 on the west side of Sycamore Avenue in the Town of Easton, Talbot County, Maryland, shown and designated as Lots Nos. 19, 20 and 21 in Block "L" on a Plat entitled: "MAP FOR REVISED SUB-DIVISION OF 'ST. AUBINS HEIGHTS', NEAR THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND, ARCADIA DEVELOPMENT CO., AGENTS, SCALE: 100' TO 1", APRIL 1950" made by Kasthuber and Anderson, Civil Engineers and Surveyors, and recorded in the Plat Record Books of Talbot County in Liber No. 4, Folio 36, and described as follows:

BEGINNING for the same at a monument set in the ground of the Southwesterly corner of the intersection of Garden Street and Sycamore Avenue as shown on the above-mentioned plat; thence (1) along the Westerly boundary of said Sycamore Avenue, South 48° 23' East a distance of 74.8 feet to a point on the Westerly boundary line of Sycamore Avenue; thence (2) South 41° 41' West a distance of 199.66 feet to the Easterly boundary line of a 15 foot alley; thence (3) along the Easterly boundary line of the aforesaid 15 foot alley North 48° 18' West a distance of 74.7 feet to a monument stone set in the ground at the Southeasterly corner of the intersection of the aforesaid 15 foot alley and Garden Street; thence (4) along the boundary line of Garden Street North 41° 39' East a distance of 199.55 feet to the place of beginning, the quantity of land being what it may.

BEING the same property conveyed unto WILLIAM B. MURDOCH, III and MARJORIE E. MURDOCH from RONALD LEROY MILES and ANN FAY MILES, by Deed dated July 15, 1976 and recorded among the Land Records of Talbot County, Maryland in Liber No. 503, folio 379.

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 MARIA ELENA ITZEP BERNAL, **her heirs, personal representatives and assigns**, forever, in fee simple.

LIBER 2154 FOLIO 355

Exhibit



GENERAL NOTES:

1. PROPERTY OWNER(S): MARIA ELENA ITZEP BERNAL
2. PROPERTY ADDRESS: 16 SYCAMORE AVENUE EASTON, MARYLAND 21801
3. TAX MAP 101 - PARCEL 17B
4. DEED REFERENCE: LIBER 2154, FOLIO 355
5. ZONING: R-10A RESIDENTIAL DISTRICT
SETBACKS: FRONT 30', SIDE 8', REAR 30'
6. LOTS 19, 20, & 21
PLAT REFERENCE: PLAT CABINET No. 4, PLAT No. 38
"REVISED SUBDIVISION OF ST. AUBINS HEIGHTS"
7. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS
8. THE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON F.I.R.M. MAP NUMBER 24041C0187 D, WITH AN EFFECTIVE DATE OF JULY 20, 2016.

CHESAPEAKE BAY CRITICAL AREA
THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

FLOODPLAIN NOTE
THE SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON F.I.R.M. MAP NUMBER 24011C 01000, WITH AN EFFECTIVE DATE OF JANUARY 16, 2015.

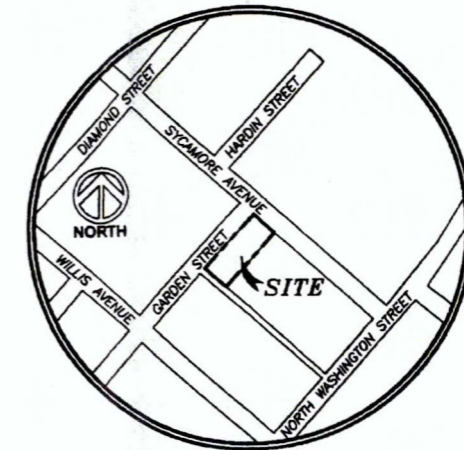
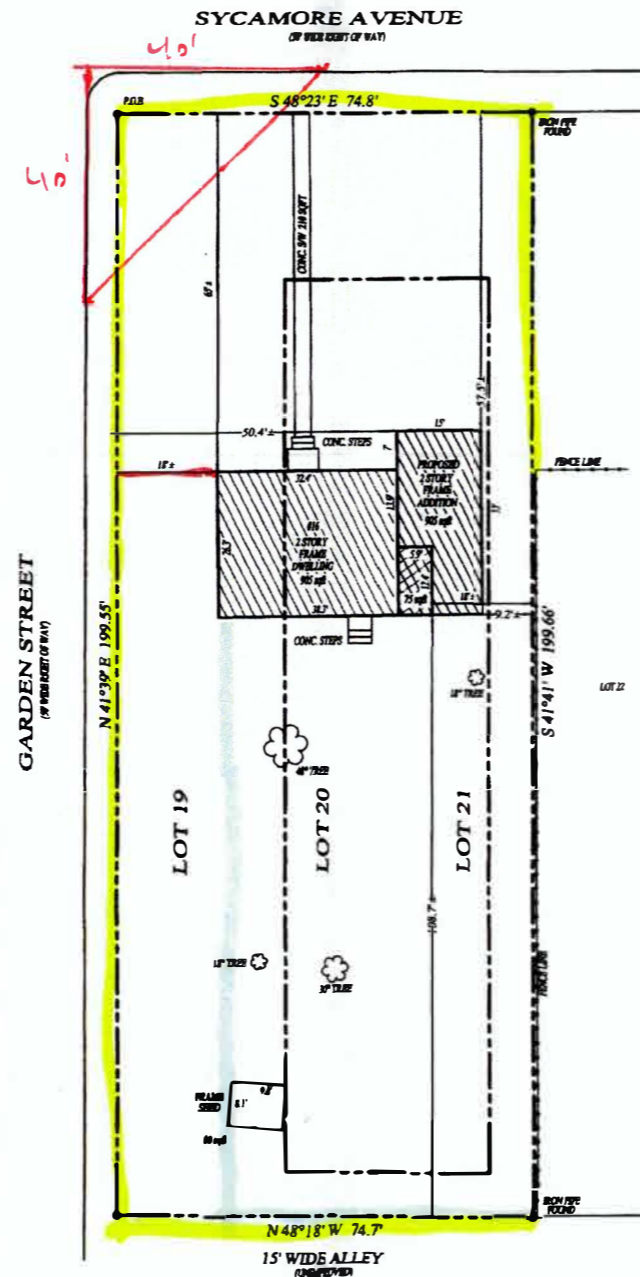
NON-TIDAL WETLANDS NOTE
NON-TIDAL WETLANDS MAY EXIST ON THIS PROPERTY. IT IS THE RESPONSIBILITY OF THE LAND OWNER AND/OR DEVELOPER TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND PERMITS FOR WETLANDS.

LEGEND

SIDEWALK	S/W
CONCRETE	CONC.
PROPERTY LINE	P.O.B.
POINT OF BEGINNING	P.O.B.



DATE: 02-16-2017 SCALE: 1" = 20'



VICINITY MAP
1" = 1000' ±

ZONING REVIEW APPROVED
BY: [Signature]
DATE: 7/11/17



Michael Franklin Clark
Principal Architect
Christine Diane Gross
Partner Architect

"YOUR HIGH QUALITY AFFORDABLE DESIGN ALTERNATIVE"

905 sqft EXISTING FIRST FLOOR
565 sqft EXISTING SECOND FLOOR
75 sqft EXISTING FIRST FLOOR TO BE REPLACED

494 sqft ADDITION FIRST FLOOR
494 sqft ADDITION SECOND FLOOR

1324 sqft FINISHED FOOTPRINT
1818 sqft TOTAL FINISHED HEATED SPACE



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

December 1, 2025

Maria Elena Itzep Bernal
% Kenia Cecilia Itzep Bernal
16 Sycamore Avenue
Easton, Maryland 21601

Re: BOZA Application V - 1613 / V 25 - 10
16 Sycamore Avenue
Tax Map 0101, Grid 00EA, Parcel 0178
Easton, Maryland 21601

Ms. Itzep Bernal,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, December 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 (ie, an unusual or extraordinary circumstance regarding your property) warrants a variance being granted;
5. That the conditions of the property are not the result of any action taken by the applicant;
6. That a literal enforcement of the Ordinance will result in practical difficulty or hardship to the applicant.

Please be prepared to answer the six 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

December 1, 2025

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, December 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 - 1613 / V 25 - 10 has been filed by Kenia Cecilia Itzep Bernal (Applicant) on behalf of Maria Elena Itzep Bernal (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, and from Section 28 - 1002.2, the maximum permitted height of three (3) feet for natural plantings or structures within the visibility triangle of an intersection. The Applicant is seeking to construct a 72" tall fence on a corner lot. The property is located at 16 Sycamore Avenue, Easton, Maryland, also known as Tax Map 0101, Grid 00EA, Parcel 0178, 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 Agenda & Minutes page of the Town's website at www.eastonmd.gov.** 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


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 - 1613 / V 25 - 10..." was published in the:

The Star Democrat 11/29/25


James F. Normandin
President & Publisher

NOTICE

Notice is hereby given that Application V - 1613 / V 25 - 10 has been filed by Kenia Cecilia Itzep Bernal (Applicant) on behalf of Maria Elena Itzep Bernal (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, and from Section 28 - 1002.2, the maximum permitted height of three (3) feet for natural plantings or structures within the visibility triangle of an intersection. The Applicant is seeking to construct a 72' tall fence on a corner lot. The property is located at 16 Sycamore Avenue, Easton, Maryland, also known as Tax Map 0101, Grid 00EA, Parcel 0178, and is situated in the R-10A – Residential District.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, December 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. A copy of the application may be inspected during normal business hours in the Department of Planning and Zoning. Please continue to check our website at www.eastonmd.gov for agenda updates.

TOWN OF EASTON BOARD OF ZONING APPEALS

3094568 SD 11/29/2025

NOTICE

Notice is hereby given that Application V - 1613 / V 25 - 10 has been filed by Kenia Cecilia Itzep Bernal (Applicant) on behalf of Maria Elena Itzep Bernal (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, and from Section 28 - 1002.2, the maximum permitted height of three (3) feet for natural plantings or structures within the visibility triangle of an intersection. The Applicant is seeking to construct a 72” tall fence on a corner lot. The property is located at 16 Sycamore Avenue, Easton, Maryland, also known as Tax Map 0101, Grid 00EA, Parcel 0178, and is situated in the R-10A – Residential District.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, December 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. A copy of the application may be inspected during normal business hours in the Department of Planning and Zoning. Please continue to check our website at www.eastonmd.gov 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.



**Subject property posting pursuant to Section
28-901.2.H.2 of the Town of Easton Zoning Code -
December 1, 2025**