



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

Tuesday, October 21, 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, Chairperson  
Meredith Girard, Esq. Vice Chairperson  
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  
Nicholas Johnson AICP, Town Planner -  
Current  
Sharon Van Emburgh, Esq. Town Attorney  
Aaron Cooper, Esq. Legal Associate  
Samantha Smith, Administrative Specialist

1. **Call to Order** — Vice Chairman Molchan called the meeting to order at 9:00 a.m.
2. **Decision Summary Review** —

**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.

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

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 The requests were withdrawn and revised due to staff concerns regarding the visibility triangle, and the proposed dimensions of the parking areas which did not meet the required minimum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

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

**Staff Presentation:**

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

**Applicant Presentation:**

Kurt Gant, Gant & Associates

**Public Comment:**

Bethany Thompson, 317 August Street

**Public Comment Written:**

Gregory Zimmerman, 319 August Street

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

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

- c. File No.:** V - 1564 / V 25 - 09
- Applicant:** ES Investments, LLC
- Location:** 12 N. Park Street, Easton, MD 21601  
Tax Map 0103, Grid 00EA, Parcel 0979
- 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 28-302.2.C.1, the minimum 15 foot front yard setback requirement for all uses and structures in the R-7A zoning district, and from Section 28-302.2.C.3, the minimum eight (8)

foot side yard setback requirement for all uses and structures in the R-7A zoning district. While no formal building plan for proposed development was submitted, the Applicant has provided a site plan which illustrates how a typical single-family dwelling (22 feet wide by 43 feet deep) and off-street parking could be constructed on the property.

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

**Staff Presentation:**  
Nicholas Johnson AICP, Planner

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

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

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

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

- 4. **Discussion Item** — None
  
- 5. **Adjournment** — Chairperson Molchan motioned to adjourn. Vice Chairperson Girard seconded. The meeting was adjourned at 10:02 a.m.