



Board of Zoning Appeals MEETING AGENDA

Tuesday, February 17, 2026 - 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 December 16, 2025 Meeting.

3. **Oath to Testify**

4. **Applications**

- a. **Application Number:** SE - 1635 / SE 26 - 01
Applicant: Charlene Fraser Wright
on behalf of Chesapeake Little Explorers
Location: 29671 Meadow Gate Drive
Tax Map 0102, Grid 00EA, Parcel 2939B, Lot 68
Zoning District: R-10A
Request: Special Exception request pursuant to Section 28-1303.5. B of the Town of Easton Zoning Ordinance, use (2) 212 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as a Day Care, Small Group* in the R-10A zoning district.

On September 24, 2024, a Family Day Care Facility was approved to operate from this property with a maximum capacity of eight (8) children (application 2024-1284). The Applicant is now seeking to expand to a Day Care, Small Group* use which permits between nine (9) and twelve (12) children.

5. **Adjournment**



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

Tuesday, December 16, 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:

Meredith Girard, Esq., Vice Chairperson
Paul Weber

Absent:

Board Members:

Gary Molchan, Chairperson
Zakary A. Krebeck, Alternate

Staff:

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

Staff:

Joseph Mayer, Plan Reviewer
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 October 21, 2025 Decision Summary.
Vice Chairperson Girard seconded the motion.**

Vote	2 - 0 - 0 - 1
FOR:	2 - Girard, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Molchan

55 **3. Oath to Testify** — Vice Chairperson Girard called for all witnesses to declare and
56 affirm under penalty of perjury that he or she solemnly swear to testify truthfully before
57 the Board.

58
59
60 **4. Applications** —

- 61
62 **a. File No.:** SE - 1602 / SE 25 - 13
63 **Applicant:** Investment Property Preservation, LLC
64 **Location:** 8342 Ocean Gateway, Easton, MD 21601
65 Tax Map 0103, Grid 00EA, Parcel 2954
66 **Zoning:** CG
67 **Request:** The Applicant is requesting a Special Exception pursuant to
68 Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (2) 203
69 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Automotive
70 Repair Garage* in the CG - Commercial General zoning district. The proposed
71 automotive repair garage will primarily provide general vehicle maintenance and
72 tire installation and repair services.

73
74 **Staff Presentation:**
75 Nicholas Johnson AICP, Planner

76
77 **Applicant Presentation:**
78 Victoria Beckner, Investment Property Preservation LLC

79
80 **Public Comment** — None
81 **Public Comment Written** — None

82
83 **Board Member Weber moved to approve the Special Exception request subject to**
84 **the following conditions:**

- 85
86 **1. All storage of vehicles shall be on-site within the designated area depicted on**
87 **the plans. No vehicles may be stored within any public right-of-way.**
88
89 **2. The Applicant shall obtain a Certificate of Occupancy for the proposed use**
90 **within two (2) years from the date the Special Exception is granted.**

91
92 **Vice Chairperson Girard seconded the motion.**

93
94

Vote	2 - 0 - 0 - 1
FOR:	2 - Girard, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Molchan

- 95
96
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100 **b. File No.:** V - 1613 / V 25 - 10

101 **Applicant:** **Kenia Cecilia Itzep Bernal**
102 **on behalf of Maria Elena Itzep Bernal**
103 **Location:** 16 Sycamore Avenue, Easton, MD 21601
104 Tax Map 0101, Grid 00EA, Parcel 0178
105 **Zoning:** R-10A
106 **Request:** The Applicant is requesting a Variance pursuant to Section 28-
107 1303.5 C of the Town of Easton Zoning Ordinance from Section 28 - 1006.D.1,
108 the maximum permitted height of four (4) feet for fences, walls, and hedges above
109 the elevation of the surface of the ground in any front yard, and from Section 28 -
110 1002.2, the maximum permitted height of three (3) feet for natural plantings or
111 structures within the visibility triangle of an intersection.
112 The Applicant is seeking to construct a 72” tall metal spaced picket steel fence
113 located in what is considered a front yard on a corner lot.

114
115 **Background:** In adherence to public safety regulations concerning the
116 containment of "dangerous" animals, the Applicant was required by Talbot
117 County Animal Control to construct a 72” privacy fence. The Applicant has since
118 received a building permit (25-21044) for the installation of 191 linear feet of
119 fence within the side yard of the property.

120
121 **Staff Presentation:**
122 Nicholas Johnson AICP, Planner

123
124 **Applicant Presentation:**
125 Kenia Cecilia Itzep Bernal

126
127 **Public Comment:**
128 Steven and Lois Thomas, 14 Sycamore Avenue
129 Kevan Full, 510 Diamond Street
130 William J. Mowbray, 601 N. Washington Street
131 Ruth Higgins, 107 Sycamore Avenue
132 Herman Espenhorst, 406 Arbor Place
133 Maureen Curry, 204 Sycamore Avenue

134
135 **Public Comment Written:**
136 Lyndy Galan, 10 Sycamore Avenue
137 Steven and Lois Thomas, 14 Sycamore Avenue
138 Maureen Curry, 204 Sycamore Avenue
139 Anonymous, Unknown

140
141 **Board Member Weber moved to deny the Variance requests as submitted. Vice**
142 **Chairperson Girard seconded the motion.**

143
144 Vote 2 - 0 - 0 - 1
145 FOR: 2 - Girard, Weber
146 AGAINST: 0

147 ABSTAIN: 0
148 ABSENT: 1 - Molchan
149

150
151 **4. Discussion Item** — None
152

153
154 **5. Adjournment** — Board Member Weber motioned to adjourn. Vice Chairperson Girard
155 seconded. The meeting was adjourned at 9:47 a.m.



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

EXHIBIT SUMMARY
for 29671 MEADOW GATE DRIVE
SE - 1635 / SE 25 - 01
2026 - 02 - 17

Applicant notified of hearing date: Email: 2026-01-29 – 19 days

Exhibit A: P&Z Staff Report: 2026-02-10 – 7 days
Family Day Care Approval Letter: 2024-09-24 – 511 days

Exhibit B: Application

Application: 2026-01-20 – 28 days
SE Application SE-1635
Statement of Purpose and Findings of Fact
Site Plan
April 2021 Recorded Deed
October 2024 Certificate of Occupancy
MDSE Certificate of Registration (License #261301)
Maryland Excels Certificate
Carbon Copy of Original Fire Marshal Inspection Approval
Daycare Floor Plan
Interior Space Photos
Chesapeake Little Explorers Emergency Action Plan

Proof of Payment: 2026-01-20 – 28 days

Exhibit C: Public Notices

Applicant Hearing Letter: 2026-01-27 – 21 days

400' Notices Distributed: 2026-02-02 – 15 days

Picture of Property Sign Posting: 2026-02-02 – 15 days

Star Democrat Legal Advertisement: 2026-01-31 – 17 days

Star Democrat Proof

Certificate of Publication

4a

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

SUBJECT: SPECIAL EXCEPTION 1635

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: Charlene Fraser Wright c/o Chesapeake Little Explorers

PURPOSE: The applicant is seeking a special exception to permit a small group day care on a property located in the R-10A Zoning District.

RECOMMENDATION:
Staff recommends **approval** of this application with conditions regarding obtaining the proper state licenses.

APPLICATION INFORMATION:	
APPLICANT: Charlene Fraser Wright c/o Chesapeake Little Explorers 29671 Meadow Gate Drive Easton MD, 21601	REPRESENTATIVE: Self
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 102, Grid 00EA, Parcel 2939B, Lot 68	0.26
ACCEPTANCE DATE: January 20, 2026	LOCATION: 29671 Meadow Gate Drive

EXISTING ZONING R-10A	EXISTING LAND USE: Family Day Care ¹ Residential
HISTORIC DISTRICT: No	FUTURE LAND USE: Residential

CONTEXT:

Location/Site Access – The subject property is bordered to the north by Meadow Gate Drive, a residential street. Existing single-family dwelling units, all zoned R-10A, are located to the east, west, and south of the property. Vehicular access is provided by a driveway measuring approximately 22 feet in length and 18 feet in width, which connects to Meadow Gate Drive. A public sidewalk runs along the entire street frontage of the property and provides connectivity to the surrounding residential street network.

Existing Conditions – The subject property contains a two-story, 2,366-square-foot single-family dwelling. The property is a part of a 70-lot, residential subdivision known as Bretridge which was recorded on May 16, 2003. The rear yard is enclosed by privacy fencing and comprises approximately 7,000 square feet. The site provides a total of two off-street parking spaces.

On September 24, 2024, the Town approved the operation of a family day care at the subject property. A family day care is defined as:

“Any arrangement that provides day care for children on a regular basis for eight (8) or fewer clients, including any relatives of the care provider.”

Family day cares are classified as a residential use and are permitted by right within the R-10A Zoning District. However, the supplemental standards for this use provide that a special exception may be required if a public hearing is requested following advertisement of the proposed use or if the Town Planner recommends denial of the application. In this instance, the proposal was advertised in accordance with Town requirements, no public hearing was requested, and the family day care was therefore approved administratively.

Surrounding Properties –

	Land Use	Zoning District(s)	Future Planned Land Use
South	Residential	R-10A	Residential

¹ A Family Day Care was approved by both the Town and the Maryland Department of Education to operate from this property with a capacity of 7 children in 2024.

East	Residential	R-10A	Residential
North	Residential	R-10A	Residential
West	Residential	R-10A	Residential



Figure 1: Vicinity Map



Figure 2: Surrounding Zoning

PROPOSAL: The applicant is proposing to operate a small group day care on a property within the R-10A Zoning District. The proposed day care will care for a maximum of twelve (12) children and will involve no new construction. The facility will operate between 7:00 am and 5:00 pm and will care for children ranging from infants to pre-school. The Zoning Ordinance defines small group day care as “Any arrangement that provides day care for children on a regular basis, with not less than nine (9) and not more than twelve (12) clients including any relatives of the care provider.” The state classifies such use as a child care center (small center) which is both located in a private residence and licensed for twelve (12) or fewer children (COMAR 13A.16.01.02). Such uses are permitted by special exception in the R-10A district.

Use	A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I
Day Care, Small Group*	SE	SE	SE	SE	SE	P	--	SE	--	SE

Small group day cares are subject to a list of supplemental standards found in §28-1007.2.A.12. These standards are:

a. Applicant shall meet the requirements of the Office of Child Care Licensing and Regulation in the Department of Human Resources of the State of Maryland, or its successor agency for Group Day Care.

b. A Group Day Care Center or Large Group Day Care Center shall not have more day care children than the number which appears on the certificate of registration issued by the Office of Child Day Care Licensing and Regulation to such Center and Provider.

c. The Planning and Zoning Commission may prescribe specific conditions determined necessary to minimize effects of use on neighboring properties given identification of concerns specific to a particular site.

d. The applicant shall have one hundred (100) square feet of usable outdoor recreation area for each child that may use this space at any time. Such usable outdoor recreation area shall be identified on the site plan and shall be sufficiently buffered from adjacent residential areas. Usable outdoor recreation areas shall be limited to the side and rear yard of the property.²

e. The day care center and provider shall comply with Article 88A of the Annotated Code of Maryland and the State Department of Human Resources regarding group day care centers.³

f. All such uses shall be located so as to permit the safe pickup and delivery of all persons on this site.

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 existing structure that would affect compliance with the minimum standards of the R-10A Zoning District. With respect to the supplemental standards, the applicant currently holds a license issued by the Maryland State Department of Education to operate a family day care facility with a maximum capacity of seven (7) children. The applicant is in the process of working with the State to obtain a license to operate a child care center (small center) with a maximum capacity of twelve (12) children. The Department of Education will not issue this license until zoning approval has been granted by the local municipality. Once issued, the license will specify the maximum number of children authorized to be cared for on the premises at any one time.

² The state requirements for this use only require 75 square feet of useable play space for each child (COMAR 13A.16.05.12)

³ This section of the Maryland Code titled “Department of Human Resources” was repealed effective October 1, 2007

The supplemental standards for this use reference a repealed section of the Maryland Annotated Code governing group day care centers. Child care centers are now regulated under COMAR Title 13A, Subtitle 16. While the Town Code requires 1,200 square feet of usable outdoor space, COMAR requires a minimum of 900 square feet. The subject property's rear yard exceeds both requirements and therefore satisfies the applicable outdoor space standards.

While not a requirement of the Town's Zoning Ordinance and thus not enforceable by the Town, the applicant should be aware that the proposed use appears to be in conflict with the recorded covenants for this property (*Liber 254, Folio 701*). Specifically, Section 4.1 limits the use of this property to residential purposes and small professional offices.

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

Analysis – The proposed use will need to be licensed through and carefully regulated by the Maryland Department of Education. While this use is considered commercial in our Table of Permissible Uses, it does not generate adverse impacts that would impact residents of the area.

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 – The proposed use will not generate significantly greater impacts on public facilities than the existing family day care.

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 applicant has indicated that pick-up time will be staggered throughout the day to avoid generating congestion during a singular pick up time. With a maximum capacity of twelve children and staggered pick up times, the proposed use will not generate a significantly higher number of trips at any one time than what currently exists.

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. While the outdoor play area could generate noise, it will not be substantially greater than what could be associated with the existing family day care.

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

Analysis – The proposed use will not change the appearance of the property in any way. The outside will continue to appear to be a single-family dwelling unit and it will function this way outside of the day care's operating hours.

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 is supportive of providing neighborhood scale, low impact commercial uses within residential areas. The proposed use provides a valuable service within the community without altering the residential character of the area.

RECOMMENDED CONDITIONS:

1. The applicant shall obtain all appropriate licenses from the State of Maryland prior to operating.
2. The capacity of the day care shall be limited to the number which appears on the state certificate of registration.
3. 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 1635 with staff's recommended condition.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1635 based on the following findings...

OR

3. I move an alternate motion.



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

September 24, 2024

Charlene Spence Fraser Wright
29671 Meadow Gate Drive
Easton, Maryland 21601

**Re: Application for Family Day Care
At 29671 Meadow Gate Drive**

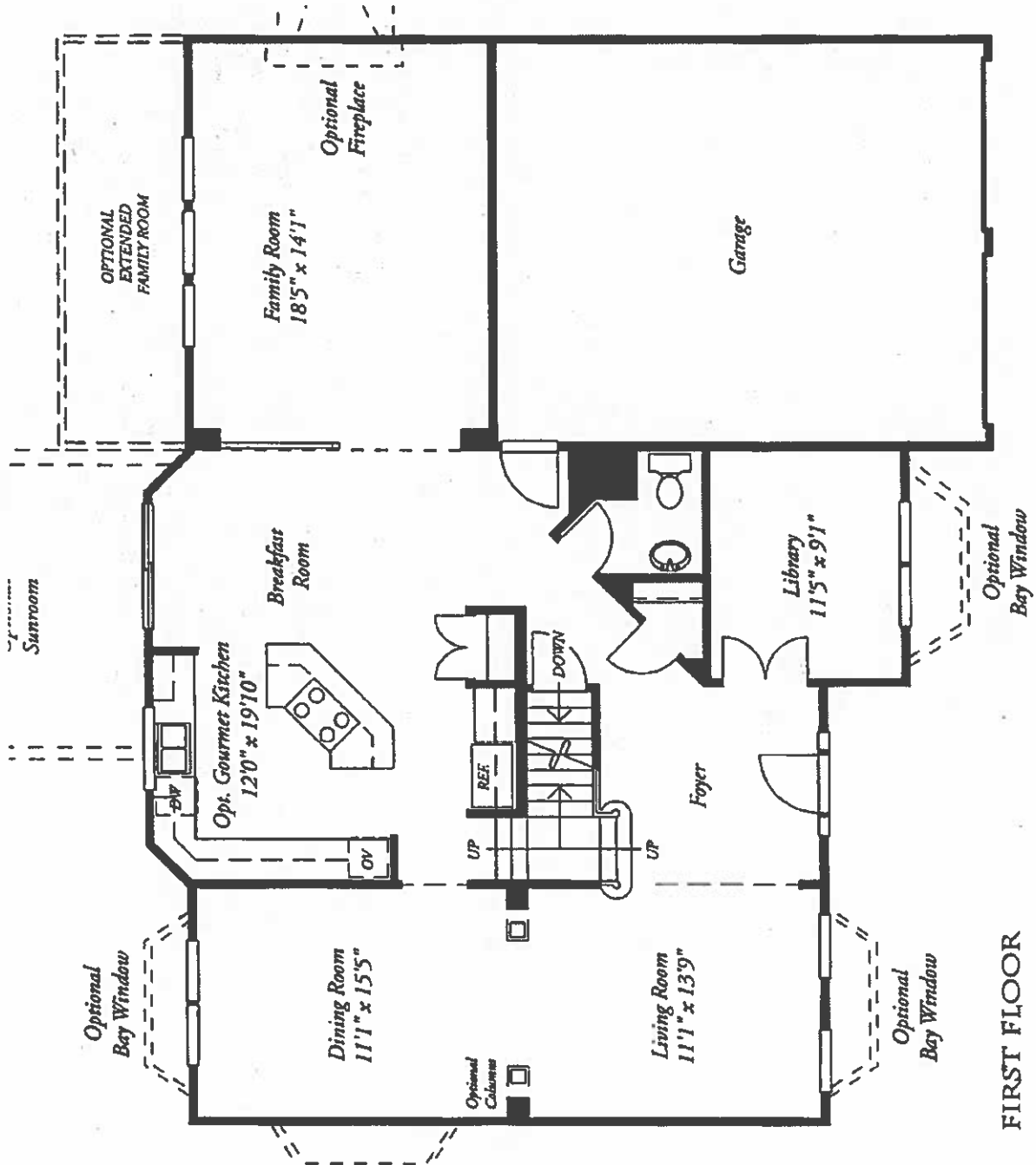
Dear Ms. Wright:

On September 4, 2024, you submitted, to our office, the above-referenced application for a Family Day Care. In accordance with the standards of the Easton Zoning Code, in particular the Supplemental Standards for Family Day Care Facilities (Section 28-1007.1.1.4 of the Code), we have posted the property and published a legal advertisement in the Easton *Star Democrat*. Since no one from the public objected or requested a public hearing on the application, the Zoning Code dictates that the request may thereafter be considered an outright permitted use in the R-10A Zoning District in which the subject property is located, and may be reviewed administratively.

In order to facilitate such a review, I have circulated your application amongst a number of Town Staff. Mosty have indicated that they have no objections or issues with the request. The Building Department did offer the following comments for your consideration:

- The Applicant will need to apply for a building permit showing compliance with the State of Maryland requirements for a Family Child Care Residence.
- They will need to submit a plan showing egress (door and window sizes) and ADA compliance along with any new construction planned.
- Also, the number and age of children should be provided.

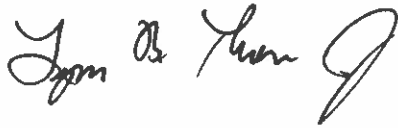
- Building Inspections will be required.
- Below is the Floor Plan of the home that was built on that lot in 2004 by Richman American. Submitted plan should reflect the as-built.



Please follow-up with the Town's Building Department (410-822-2526) to determine what, if any, Building Permits may be required and what the submission requirements for them might be. Please consider this letter my **APPROVAL** of your Family Day Care application, subject to compliance with any local Building Department Requirements, and the successful completion of State Childcare Licensing requirements (including obtaining their license for this use), as well as any other State or Local regulations or requirements as me be applicable.

Please let me know if you have any questions or concerns. Good luck with your new Family Day Care Facility.

Sincerely,

A handwritten signature in black ink, appearing to read "Lynn B. Thomas, Jr.", written in a cursive style.

Lynn B. Thomas, Jr., AICP
Town Planner



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

RECEIVED
 JAN 20 2026
 TOWN OF EASTON

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

VARIANCE APPEAL SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	29671 Meadow Gate Dr, Easton, MD 21601				
TAX MAP		GRID		PARCEL	LOT 68
DEED REFERENCE	LIBER		FOLIO		
PLAT REFERENCE	LIBER		FOLIO		
EXISTING USE	Single Family Residential/Daycare				
ZONING DISTRICT	R-10A				

HISTORIC DISTRICT Y N Planned Redevelopment District Y N

OWNER

NAME	Charlene S. Spence (married Charlene Fraser Wright) and Darren Fraser Wright				
MAILING ADDRESS	29671 Meadow Gate Dr, Easton, MD 21601				
TELEPHONE NO.	[REDACTED]		EMAIL	[REDACTED]	

APPLICANT OR AGENT

NAME	Charlene Fraser Wright / Chesapeake Little Explorers (daycare)				
MAILING ADDRESS	29671 Meadow Gate Dr, Easton, MD 21601				
TELEPHONE NO.	[REDACTED]		EMAIL	[REDACTED]	

Surveyor / Engineer

NAME					
License Number and Expiration					
MAILING ADDRESS					
TELEPHONE NO.			EMAIL		

REQUEST DETAILS

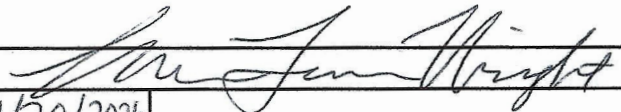
SUBJECT TO PREVIOUS BOZA APPLICATION Y N

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	01/20/2026		
PRINTED NAME OF APPLICANT OR AGENT	Charlene Fraser Wright		

For Office Use Only

Project Number	SE 26-01	Fee Received	\$700.00
Application Number	SE-1635	Application Notification	01/29/2026
Filing Date	01/20/2026	Property Posting Date	02/02/2026
BOZA Hearing Date	02/17/2026	Notice(s) Published	01/31/2026
If ESDR, Date	-		

Revised 11-2023

Written Statement of Purpose

Special Exception Application

Applicant: Charlene Fraser Wright (maiden name as stated on deed, Charlene S Spence)

Business Name: Chesapeake Little Explorers

Maryland Home Daycare Registration/License Number: 261301

Property Address: 29671 Meadow Gate Dr, Easton, MD 21601

Request: Special Exception to expand licensed home daycare capacity from 8 to 12 children

Zoning District: R-10A Residential Zoning District

Statement of Purpose

I respectfully request approval of a Special Exception to expand my existing **Maryland State–licensed home daycare operation (License #261301)** from eight (8) children to twelve (12) children at my residence located at **29671 Meadow Gate Dr, Easton, Maryland**, within the **R-10A Residential Zoning District**.

Chesapeake Little Explorers is a licensed home childcare program operating in full compliance with the Maryland Office of Child Care and all applicable local regulations. The requested increase represents a modest, controlled expansion consistent with the intent of the R-10A District, which allows residential uses and limited home-based services that support neighborhood needs when appropriately regulated.

To accommodate the additional children, I will use **the first-floor interior space** within the existing dwelling. This adjustment involves **no exterior construction, no building additions, and no change to the property's residential appearance**. The home will continue to function and appear as a single-family residence.

The proposed expansion does not introduce commercial characteristics. There will be **no signage, no increase in exterior lighting, no modification to parking areas, and no increase in impervious surface**. All childcare activities will remain indoors or within designated outdoor play areas in compliance with Maryland licensing standards.

Operations Overview

- **Hours of Operation:** Monday through Friday, approximately 7:00 AM – 5:00 PM
- **Licensed Capacity:** Increase from 8 to 12 children
- **License:** Maryland Home Daycare Registration/License #261301 (copy of certificate included in supporting documents)
- **Staffing:** One primary provider (myself), with One assistant (Meredith Lyons) and an additional assistant/substitute as needed (Darren Fraser Wright) as required by Maryland Office of Child Care regulations
- **Age Range:** Infants through preschool-aged children
- **Interior Use:** Expanded use of existing first-floor living areas
- **Drop-Off & Pick-Up:** Staggered scheduling to minimize traffic and congestion

The proposed increase will not materially alter traffic patterns or neighborhood activity. Drop-off and pick-up occur during typical residential commuting periods and are staggered to avoid congestion. Traffic levels remain comparable to normal residential use.

This request supports working families in Easton by providing safe, regulated, and neighborhood-scale childcare while preserving the character, safety, and welfare of the surrounding residential area.

Special Exception Application

Applicant: Charlene Fraser Wright (maiden name as stated on deed, Charlene S Spence)

Business Name: Chesapeake Little Explorers

Maryland Home Daycare Registration/License Number: 261301

Property Address: 29671 Meadow Gate Dr, Easton, MD 21601

Request: Special Exception to expand licensed home daycare capacity from 8 to 12 children

Zoning District: R-10A Residential Zoning

Special Exception Findings of Fact-Responses

a. Conformance with R-10A District Requirements

The proposed use conforms to all applicable requirements of the **R-10A Residential Zoning District**. A **state-licensed home daycare (License #261301)** is permitted by Special Exception, and the proposed increase in enrollment does not exceed the use intensity or operational scale contemplated for residentially compatible childcare uses. All dimensional, setback, and lot coverage requirements remain unchanged.

b. Health, Safety, and General Welfare

The proposed use will not adversely affect the health, safety, or general welfare of residents in the area. The daycare is regulated by the Maryland Office of Child Care and is subject to routine inspections, safety standards, staff-to-child ratios, and emergency preparedness requirements. Expanding the program within the existing first-floor interior space does not diminish safety or supervision.

c. Public Facilities and Services

The proposed expansion will not interfere with the adequate and orderly provision of public facilities or services. Existing utilities, roadways, and emergency services are sufficient to serve the property. The limited increase in enrollment does not create an undue burden on public infrastructure.

d. Traffic, Ingress, and Egress

The proposed use will not create congestion or pose an undue traffic hazard. Drop-off and pick-up times are staggered and occur during customary residential peak hours. Adequate ingress and egress are provided via existing driveways and public roads.

e. Environmental Impacts

The proposed use will not adversely affect surrounding properties due to environmental characteristics. There will be no undue noise, odors, lighting impacts, drainage issues, or environmental disturbance. Outdoor play occurs during reasonable daytime hours and in accordance with state licensing regulations.

f. Compatibility with Neighborhood Character

The daycare maintains a residential appearance and operates in a residential manner. The expanded use is limited to the interior first-floor space and does not alter the home's exterior or the neighborhood streetscape. The proposal maintains the district's established residential character.

g. Consistency with the Easton Comprehensive Plan

The proposed use is consistent with the Town of Easton Comprehensive Plan, which encourages family-supportive services, neighborhood-scale development, and sustainable residential communities. Home-based childcare that is state-licensed and regulated is a customary and complementary use within residential districts and supports local workforce participation without introducing commercial impacts.

McAllister, DeTar, Showalter & Walker LLC
File No. 1253.622
Tax ID # 01-106023
Underwriter: First American Title Insurance Company

This Deed, made this 30th day of April, 2021 by and between FRED I. RIDER, III and KARI P. RIDER, parties of the first part, Grantors; and DARREN JADE FRASER WRIGHT and CHARLENE S. SPENCE, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND DOLLARS AND 00/100 (\$375,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said DARREN JADE FRASER WRIGHT and CHARLENE S. SPENCE, husband and wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs, personal representatives and assigns of the survivor, forever, in fee simple, all that lot of ground situate in the County of Talbot, State of Maryland and described as follows, that is to say:

ALL that lot, tract or parcel of land, situate, lying and being in the Town of Easton, Talbot County, State of Maryland, known and designated as Lot 68 on a Plat entitled: "FINAL SUBDIVISION PLAT FOR 'BRETRIDGE' IN THE TOWN OF EASTON TALBOT COUNTY, MARYLAND TAX MAP 102 GRIDS 5,6,11 & 12 PARCELS 29396", dated December 10, 2002, as prepared by Lane Engineering, Inc., and recorded among the Plat Records of Talbot County, Maryland in Plat Liber No. 81, folio 290; reference being hereby made to said Plat and the record thereof for a more particular description of Lot 68 by metes and bounds, courses and distances.

SUBJECT, HOWEVER, to the covenants, conditions and restrictions as set forth in "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRETRIDGE", dated June 2, 2004, and recorded among the Land Records of Talbot County, Maryland in Liber No. 1254, folio 693; and "SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRETRIDGE", recorded among the Land Records of Talbot County, Maryland in Liber No. 1277, folio 615; and "SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRETRIDGE", recorded among the Land Records of Talbot County, Maryland in Liber No. 1316, folio 331.

BEING the same property conveyed unto KARI P. RIDER AND FRED I, RIDER, III, by virtue of a Deed from KARI P. RIDER, dated June 23, 2006 and recorded among the Land Records of Talbot County, Maryland in Liber 1457, folio 583.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

Subject, however, to any covenants, conditions, restrictions and easements of record.

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 DARREN JADE FRASER WRIGHT and CHARLENE S. SPENCE, husband and wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs, personal representatives and assigns of the survivor, forever, in fee simple.



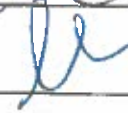
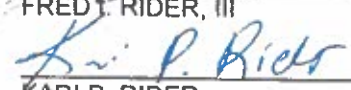
TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
AMT: \$4,500.00
DATE: 5/3/2021
INITIALS: SPA
Prop ID: 01-106023

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 5/3/2021

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.

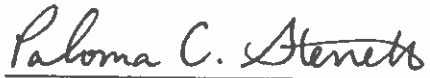
Witness		(SEAL)		(SEAL)
			FRED I. RIDER, III	
Witness		(SEAL)		(SEAL)
			KARI P. RIDER	

STATE OF MARYLAND, COUNTY OF DORCHESTER TO WIT:


I hereby certify that on this 22nd day of April, 2021, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared FRED I. RIDER, III and KARI P. RIDER, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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




 Notary Public
 My commission expires: 4/1/23

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


 Adam M. Lynn (SEAL)

AFTER RECORDING, PLEASE RETURN TO:
McAllister, DeTar, Showalter & Walker LLC
 100 N. West Street
 Easton, MD 21601

POST IN CONSPICUOUS PLACE - This Certificate of Registration is not transferable to another person, address, or location.



State of Maryland - Department of Education
 Division of Early Childhood
 Office of Child Care
CERTIFICATE OF REGISTRATION

Region: 8
 County: 20 Talbot
 Registration Number: 261301
 First License/Registration Issued: 10/22/2024

This certifies that **Charlene Fraser Wright** is registered to operate a Family Child Care Home
 at: **29671 Meadow Gate Dr, Easton, MD 21601-7911**

The Office of Child Care issues this Certificate of Registration pursuant to Education Article, Sections 9.5-101 through 9.5-110, Sections 9.5-301 through 9.5-321 and COMAR 13A.15.01-.15.

Current Status of Registration:		Approved Ages of Children in Care:		Approved Hours of Operation:		Accreditation:	
Issued on:	10/22/2024	Under 2 years old *	4	Days:	YES	Accredited:	NO
Revised on:		2 years through 5 years old	YES	Evenings:	YES	Accrediting Agency:	
Expires on:	09/30/2026	5 years through 12 years old	YES	Overnight:	NO		
Status:	Initial - Full	13 years through 20 years old	NO	Weekends:	YES		

Maximum number of family child care children approved for care at one time: **7**

This Certificate of Registration is issued to the provider named above on condition that the provider agrees to comply with all applicable family child care laws and regulations. Failure to comply with applicable laws and regulations may result in an enforcement action against the Certificate of Registration, including but not limited to suspension or revocation of the Certificate or denial of a new Certificate. The provider must surrender this Certificate to the Office of Child Care upon suspension, revocation, voluntary closure, or denial of a new Certificate.

* No more than two children under the age of two, including the provider's own children, may be in care at any time unless approved in advance by OCC.

RESTRICTIONS/COMMENTS: Fireplace is not to be used during child care hours. Second floor is restricted to day care children. Home is registered for 4 less than 24 months of age when additional adults Meredith Lyons or Darren Fraser Wright is present. **Anniversary Month is September**

Co-Providers:

Carey M. Wright, Ed. D.
 State Superintendent of Schools
 Maryland State Department of Education

MARYLAND EXCELS

Excellence Counts in Early Learning and School Age Care

Charlene Fraser Wright (261301)

Chesapeake Little Explorers

29671 Meadow Gate Dr, Easton, Maryland 21601

Has met the requirements in Maryland Tiered
Quality Rating and Improvement System for

Quality Rating 1



Carey M. Wright, Ed. D.
State Superintendent of Schools
Maryland State Department of Education



Valid through: Oct 14, 2026

Copy of Carbon Copy of Original Fire Marshall
Inspection Approval
*Awaiting Updated
Inspection
*Will Bring Updated Inspection
Approval Form to Hear



STEVEN M. FOWLER
Special Assistant State Fire Marshal

Upper Eastern Regional Office
301 Bay St. - Lower Level
Easton, MD 21601
(410) 822-7609
(410) 819 -0485 Fax

Lower Eastern Regional Office
201 Baptist Street, Suite 17
Salisbury, MD 21801-4993
(410) 713-3780
Fax (410) 713-3790
steven.fowler@maryland.gov



DEPARTMENT OF STATE POLICE
OFFICE OF THE STATE FIRE MARSHAL
DAY CARE HOME FIRE SAFETY INSPECTION



PROVIDER NAME: Cherokee Family Services

ADDRESS: 20072 N. ...

CITY: ... ZIP: ... COUNTY: ...

CONDUCTED BY: ... DATE: 9/24

YES	NO	N/A	
			1. Staff to client ratio: (may be modified by AHJ where additional safeguards are in place)
			A. Family Day Care Home (up to 8 clients)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. The minimum staff to client ratio shall be not less than one staff for up to eight clients, including the caretakers own children who are incapable of self-preservation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. There shall not be more than four clients incapable of self-preservation.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. A staff to client ratio of at least one staff member to every two clients incapable of self-preservation shall be maintained at all times.
			B. Group Day Care Home (9-12 clients)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. The minimum staff to client ratio shall be not less than two staff for up to twelve clients.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. There shall not be more than three clients incapable of self-preservation.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. At least one staff member shall be present, alert and on duty at all time.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Each room used for sleeping, living or dining purposes is provided with at least two means of escape. At least one of these means provides unobstructed travel to the outside of the building at ground level. A secondary means of escape is not needed in homes with approved automatic sprinkler protection.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. For group day care homes (9-12 clients), where clients are located above the level of exit discharge, an interior stairway may serve as the required primary means of escape only if the stair is properly separated on all other levels with minimum ½-hour rated construction including a self-closing, positive latching 20-minute rated door assembly, to provide a protected route of travel to the exterior. A 1 ¾ solid wood door is acceptable as being about 20-minute rated. Separation of the escape route stair may not be required by the AHJ in homes having approved automatic sprinkler protection.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. If an operable exterior window is used as the second means of escape, that window shall provide: A. A clear opening at least 5.7 square feet in open area. B. A clear opening at least 5.0 square feet in area for windows at grade level. C. Minimum dimensions of 20 inches in width and 24 inches in height with the bottom of the opening not more than 44 inches above the floor.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. House numbers must be provided so as to be plainly legible and visible from the street or road fronting the day care home property.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Egress doors shall be operable from the direction of exit travel without the use of a key, tool or special knowledge. Dead bolt locks shall be provided with interior thumb turns or these locks shall be of the key capture design from which the key cannot be removed from the inside when the door is in the locked position.

RECEIVED BY: ... DATE: 09/24/24

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>7. When a sliding door is used as a means of escape from a day care home, the following shall be met:</p> <p>A. The sliding door must have no more than one easily operated latching or locking device that does not require any special knowledge, effort, key or tool to operate.</p> <p>B. There must not be any drapery, screen or storm door that could impede egress.</p> <p>C. The sill or track height shall not exceed one-half inch above the interior finish floor.</p> <p>D. The surface outside the door is an all-weather surface such as a deck, patio, sidewalk, etc.</p> <p>E. The floor level outside the door may be one step lower than the inside, but not more than 8 inches lower.</p> <p>F. The sliding door shall open to a clear open width of at least 28 inches.</p> <p>G. Prior to child care use each day, the sliding door must be unlocked and tested to the full required width to ensure it is operating properly. Door tracks shall be cleared during periods of snow or freezing rain.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>8. Clients located in a basement or story below the level of exit discharge must have at least one means of escape which discharges directly to the outside with the vertical travel to ground level not exceeding 8 feet. Acceptable primary means of escape include a door directly to the exterior, a door to an outside stairway leading to grade, or a properly separated interior stairway leading directly to the exterior:</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. The use of Bilco type bulkhead doors is not permitted as the primary means of escape.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Interior stairways serving as the primary means of escape from a basement level need to be separated from all other levels with construction having a minimum ½-hour fire resistance rating with openings provided with self-closing, positive latching 20-minute rated doors, to provide a protected route of travel to the outside. A 1 ¾ inch solid wood door may be accepted as having about a 20-minute rating. Separation of the interior egress stairway may not be required by the AHJ in homes having approved automatic sprinkler protection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. All portions of the home in a basement are within one story of grade level.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Appropriate normal illumination is provided for all means of egress, including the exit discharge.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Each door used as a means of egress is at least 28 inches wide.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Each closet door is arranged so that children can open the door from inside the closet.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Each bathroom door is designed to permit the opening of the locked door by staff from the outside in an emergency. The key, tool or unlocking device should be stored above the door frame or should otherwise be located so as to be immediately available to staff in an emergency.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. Interior finish on walls and ceilings must be class A or B having a flame spread rating of 75 or less when installed in egress routes including corridors, stairs, lobbies or exits. Class A, B, or C interior finish materials having a flame spread rating of 200 or less is permitted in other areas of the day care home. Flammability certification shall be available for wood paneling and similar finish materials.
			14. Smoke Alarm / Detectors and Carbon Monoxide Alarms
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. All dwellings units occupied for day care home purposes shall comply with the residential smoke alarm provisions of Public Safety Article 9-101 through 9-109 of the Annotated Code of Maryland. Smoke alarm requirements vary depending upon when the home was built.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. All rooms or areas used for sleeping or napping of day care clients (i.e. Day rooms, dining rooms, or bedrooms) must have a functioning single- or multiple-station smoke alarm.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Smoke alarms in older homes shall be hardwired (AC) powered in all sleeping areas and all napping rooms, except that approved battery operated smoke alarms may be permitted where the facility has a testing, maintenance and battery replacement program. Where battery operated smoke alarms are permitted, they should be upgraded to sealed smoke alarms with long life 10 year batteries incorporating silence/hush button features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. All smoke alarms shall be tested monthly to ensure that they will activate. The activation of smoke alarms during fire drills is encouraged.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. New day care homes with fuel fired equipment or attached enclosed parking structures need approved carbon monoxide alarms.

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15. Based upon general observation, all electrical wiring is installed and maintained in accordance with appropriate provisions of the National Electric Code. The unauthorized use of extension cords for receptacles and outlets is prohibited.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16. Protective covers are provided for all electrical receptacles in areas occupied by day care clients.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17. All heating, ventilation and air conditioning equipment is installed and maintained in accordance with all applicable codes and the manufacturer's instructions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18. The use of unvented fuel fired room heaters is not allowed in day care homes.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19. All heating equipment in areas occupied by children are provided with partitions, screens, or other barriers to protect children from hot surfaces and open flames. All devices shall have tip over protection and shall be testing laboratory listed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20. There is adequate ventilating air for combustion and ventilation of all heating equipment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21. There is at least one operable flashlight provided in a location accessible to the staff.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22. Good housekeeping is maintained throughout all areas of the day care home.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23. The home has an approved written fire emergency plan which addresses appropriate staff response to emergencies, protection and evacuation of the clients, notification of the fire department, etc. The plan should be readily available to supervisory personnel.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24. A land-line telephone or a cellular telephone must be available at all times.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25. Emergency egress and relocation drills shall be conducted at least monthly when the facility is in session with documentation to record the date, time, staff, number and ages of clients and an evaluation of each drill. Also, an Emergency/Disaster drill must be completed every six months.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	26. Flammable liquids and fuel fired equipment such as lawn mowers are properly stored outside of the home (not in the basement) to prevent possible ignition of accumulated flammable vapors.

NUMBER OF STAFF: _____ NUMBER OF CLIENTS: _____ INCAPABLE OF SELF-PRESERVATION: _____

AREAS APPROVED FOR SLEEPING OR NAPPING: _____

COMMENTS (REQUIRED FOR ALL "NOT MET" ITEMS): _____

OFFICE OF THE STATE FIRE MARSHAL
FIRE SAFETY INSPECTION - DATA REPORT

DATE OF INSPECTION: _____ STATE ID: _____ - _____

NAME OF OCCUPANCY: _____

ADDRESS OF PROPERTY: _____

Suite/Room # _____ City _____ ZIP _____

CONTACT PERSON: _____ Phone () _____

TYPE OF INSPECTION: (Check One) _____ Initial _____ Annual _____ Re-inspection _____ Other (Explain) _____

Explanation: _____

FPE/DFM/FSI: _____ ID #: _____

BILL TO: _____ SAME AS PROPERTY

ADDRESS: _____ Suite/Room # _____

City _____ State _____ ZIP _____

PRIMARY USE/OCCUPANCY: _____ CODE: _____

_____ No. of Occupants _____ No. of Buildings _____ No. of Facilities

_____ No. of Beds _____ No. of Rooms/Suites _____ No. of Apartments

_____ No. of Square Feet _____ No. of Sites _____ No. of Acres

_____ No. of Hours @ \$ _____ per hour 2nd Reinspection Additional Reinspection

TOTAL INSPECTION FEE: \$ _____

VIOLATIONS:

NO VIOLATIONS NOTED

SEE LIST OF VIOLATIONS ON SEPARATE SHEET

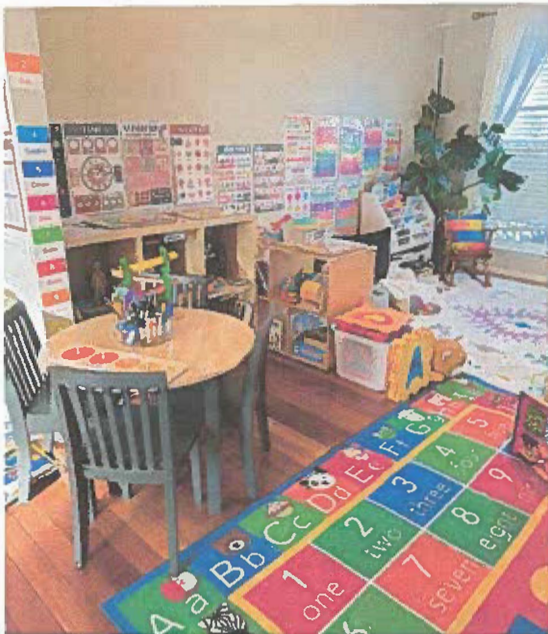
REMARKS: _____

In accordance with Public Safety Article, Title 6, §6-308 of the Maryland Code, the State Fire Marshal shall collect a fee for conducting fire safety inspections. Accordingly, the cost of your inspection is \$ _____. Payment is due upon receipt of an invoice from the Office of the State Fire Marshal. The Fee Schedule for fire safety inspections is listed on the back of this report.

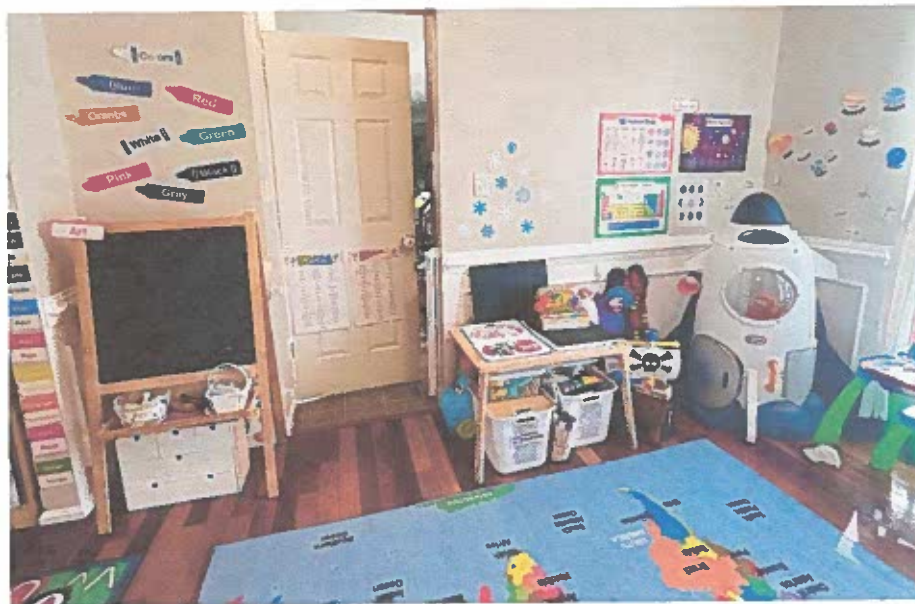
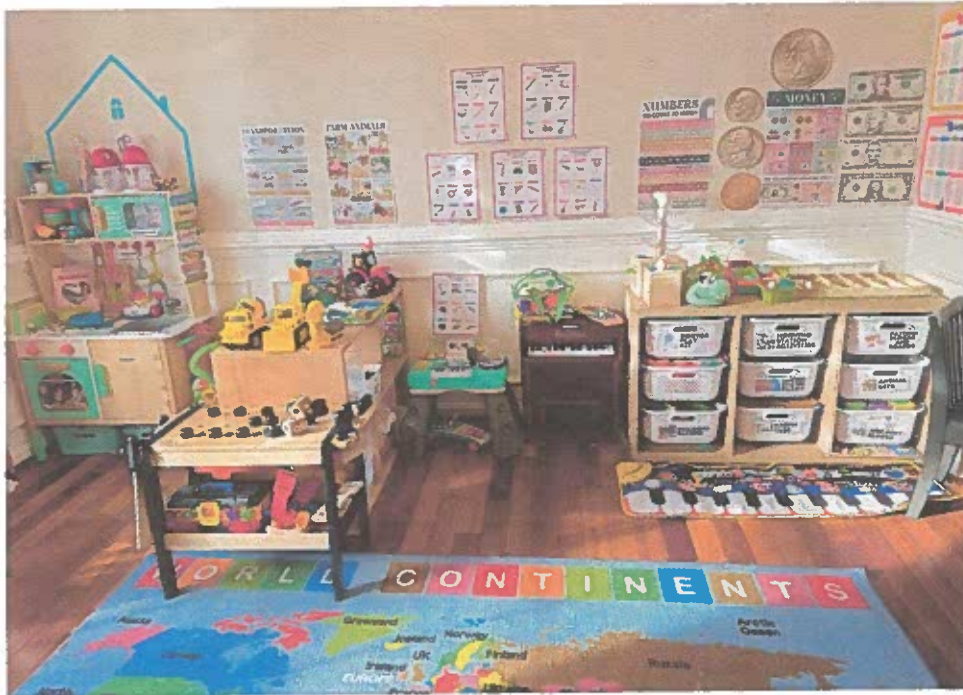
RECEIVED BY (Please Print Full Name)

SIGNATURE

Chesapeake Little Explorers Pictures



Chesapeake Little Explorers Pictures



Chesapeake Little Explorers Pictures



**2017 Zillow Rental Listing Images
(Link Below)**



Kitchen

2024- Present Day Images



Family
Room



*Zillow Listing Page

2017 Zillow Rental Listing Images



Kitchen to
Family Room

2024- Present Day Images



Dining
Room



Additional Present Day Pictures





TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

January 27, 2026

Charlene Fraser Wright
29671 Meadow Gate Drive
Easton, Maryland 21601

Re: BOZA Application SE - 1635 / SE 26 - 01
29671 Meadow Gate Drive - Chesapeake Little Explorers
Tax Map 0102, Grid 00EA, Parcel 2939B, Lot 68
Easton, Maryland 21601

Mrs. Wright,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, February 17, 2026 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

February 2, 2026

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, February 17, 2026 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 - 1635 / SE 26 - 01 has been filed by Charlene Fraser Wright on behalf of Chesapeake Little Explorers, pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (2) 212 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as a Day Care, Small Group* in the R-10A – Residential Zoning District. On September 24, 2024, a Family Day Care Facility was approved to operate from this property with a maximum capacity of eight (8) children (application 2024-1284). The Applicant is now seeking to expand the previously approved Day Care Facility, Family* use to a Day Care, Small Group* use which permits between nine (9) and twelve (12) children. The property is located at 29671 Meadow Gate Drive, Easton, Maryland, also known as Tax Map 0102, Grid 00EA, Parcel 2939B, Lot 68 and is situated in the R-10A – Residential Zoning District. The property is owned by Darren and Charlene Fraser Wright.

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

Exhibit

C



Subject property posting pursuant to
Section 28-1303.5.B.3 of the Town of Easton Zoning Code
February 2, 2026


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 - 1635 / SE 26 - 01..." was published in the:

The Star Democrat 01/31/26



James F. Normandin
President & Publisher

NOTICE

Notice is hereby given that Application SE - 1635 / SE 26 - 01 has been filed by Charlene Fraser Wright on behalf of Chesapeake Little Explorers, pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (2) 212 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as a Day Care, "Small Group" in the R-10A – Residential Zoning District. On September 24, 2024, a Family Day Care Facility was approved to operate from this property with a maximum capacity of eight (8) children (application 2024-1284). The Applicant is now seeking to expand the previously approved Day Care Facility, Family* use to a Day Care, Small Group* use which permits between nine (9) and twelve (12) children. The property is located at 29671 Meadow Gate Drive, Easton, Maryland, also known as Tax Map 0102, Grid 00EA, Parcel 2939B, Lot 68 and is situated in the R-10A – Residential Zoning District. The property is owned by Darren and Charlene Fraser Wright.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, February 17, 2026 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

3098318 SD 1/31/2026



NOTICE

Notice is hereby given that Application SE - 1635 / SE 26 - 01 has been filed by Charlene Fraser Wright on behalf of Chesapeake Little Explorers, pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (2) 212 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as a Day Care, Small Group* in the R-10A – Residential Zoning District. On September 24, 2024, a Family Day Care Facility was approved to operate from this property with a maximum capacity of eight (8) children (application 2024-1284). The Applicant is now seeking to expand the previously approved Day Care Facility, Family* use to a Day Care, Small Group* use which permits between nine (9) and twelve (12) children. The property is located at 29671 Meadow Gate Drive, Easton, Maryland, also known as Tax Map 0102, Grid 00EA, Parcel 2939B, Lot 68 and is situated in the R-10A – Residential Zoning District. The property is owned by Darren and Charlene Fraser Wright.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, February 17, 2026 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 the date of hearing.