



Board of Zoning Appeals MEETING MINUTES

Tuesday, September 21, 2021 - 9:00 AM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Board of Zoning Appeals Members Present:
Chair Mr. Cotter
Vice Chair Mr. Molchan
Mr. O'Keefe

Staff Present:
Lynn Thomas
Joe Mayer
Casey Ortiz

Approval of Minutes.

August 17, 2021 Minutes

Upon motion by Vice Chair Molchan seconded by Mr. O'Keefe and carried 3-0, **minutes of the August 17, 2021 meeting were approved as written.**

Application: SE-818/SE-21-09

Location: 29137 Newman Road

Applicant: Tri-Gas & Oil Company Inc. c/o Zach A. Smith

Owner: Talbot County, Maryland

Request: To allow a propane storage tank

Zack Smith and Nash McMahan on behalf of Trigas-Oil was present on behalf of application V-787/V-21-10 to allow for a above ground propane storage tank at 29137 Newnam Road.

It was discussed that the proposed storage tank would be allowed because a storage tank is currently being used at the location and in the new zoning ordinances the specification of below ground storage of inflammable materials is changed to allow for above and below ground pending a Special Exception.

There was no public comment.

Upon motion by Chair Cotter second by Mr. O'Keefe and carried 3-0, **SE-818/SE-21-09 was approved.**

Application: V-787/V-21-10

Location: 904 S. Washington Street

Applicant: Bruce Perry & Louise Perry

Owner: Bruce Perry & Louise Perry

Request: Variance on setbacks on Maple Avenue from 30' to 27'

Bruce Perry was present on behalf of application V-787/V-21-10 to allow for a change in front setback facing Maple Avenue from 30'-27' for 904 S Washington Street.

It was discussed that the change to the setback would be consistent with the proposed Zoning Ordinances which have a setback change from 30' to 15' for front setbacks.

Barry VanEckten neighbor, inquired about the Zoning Ordinance

Upon motion by Vice Chair Molchan second by Chair Cotter and carried unanimously, **V-787/V-21-10 was approved.**

Application: SE-819/SE-21-10

Location: 8614 Ocean Gateway

Applicant: Jonathan Hill

Owner: Suraro Properties LLC

Request: Allow an STR accessory structure in a CG District

Jonathan Hill was present on behalf of application SE-819/SE-21-10 to allow residential use of a commercial building at 8614 Ocean Gateway.

It was discussed that a fire separation would be installed to allowing for the residential use to meet code. It was discussed that the residential use would only be use sparingly and would be used on occasion as a place in between traveling for the work.

There was no public comment.

Upon motion by Chair Cotter second by Vice Chair Molchan and carried unanimously, **SE-819/SE-21-10 was approved.**