



## **Board of Zoning Appeals MEETING AGENDA**

Tuesday, April 21, 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.
- b. Approval of the Draft Decision Summary from the February 17, 2026 Meeting.

**3. Oath to Testify**

**4. Applications**

- a. **Application Number:** V - 1692 / V 26 - 01  
**Applicant:** Carlos and Lisette Vazquez  
**Location:** 8837 Roundhouse Circle  
Tax Map 0025, Grid 0024, Parcel 0163,  
Lot 31  
**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.

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, 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 

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

- 95  
96  
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99  
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 Board of Zoning Appeals  
Draft Decision Summary**

Tuesday, February 17, 2026 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:

Gary Molchan, Chairperson  
Meredith Girard, Esq., Vice Chairperson  
Zakary A. Krebeck, Alternate

**Absent:**

Board Members:

Paul Weber

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** — Chairperson Molchan called the meeting to order at 9:00 a.m.
2. **Decision Summary Review** — The approval of the draft decision summary from the December 16, 2025 Board of Zoning Appeals meeting was tabled to the March 17, 2026 meeting.
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 - 1635 / SE 26 - 01  
**Applicant:** Charlene Fraser Wright  
on behalf of Chesapeake Little Explorers

**Location:** 29671 Meadow Gate Drive, Easton, MD 21601  
Tax Map 0102, Grid 00EA, Parcel 2939B, Lot 68

**Zoning:** R-10A

**Request:** The Applicant is requesting a Special Exception 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. The Applicant is proposing to operate a small group day care with a maximum capacity of twelve (12) children.

**Background:** 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).

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

**Applicant Presentation:**  
Charlene Fraser Wright, Chesapeake Little Explorers

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

**Vice Chairperson Girard moved to approve the Special Exception request subject to the following conditions:**

- 1. Prior to the start of operation, the Applicant shall obtain all appropriate licenses from the State of Maryland.**
- 2. The capacity of the daycare shall be limited to the number which appears on the State of Maryland Certificate of Registration.**
- 3. The Applicant shall obtain a Certificate of Occupancy within two (2) years after the date the Special Exception is granted.**

**Board Member Krebeck seconded the motion.**

|             |                              |
|-------------|------------------------------|
| <u>Vote</u> | 3 - 0 - 0 - 1                |
| FOR:        | 3 - Molchan, Girard, Krebeck |
| AGAINST:    | 0                            |
| ABSTAIN:    | 0                            |
| ABSENT:     | 1 - Weber                    |

**4. Discussion Item** — None

101  
102

**5. Adjournment** — Chairperson Molchan motioned to adjourn. Board Member Krebeck seconded. The meeting was adjourned at 9:16 a.m.



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

**EXHIBIT SUMMARY**  
**for 8837 ROUNDHOUSE CIRCLE**  
**V - 1692 / V 26 - 01**  
**2025 - 04 - 21**

**Applicant notified of hearing date:** Email: 2026-04-02 – 19 days

**Exhibit A:** P&Z Staff Report: 2026-04-14 – 7 days

**Exhibit B:** Application

**Application:** 2026-03-20 – 30 days  
Variance Application V-1692  
Variance Findings of Fact  
Site Plan  
Deeds and Sales Record  
2003 Recorded Deed

**Proof of Payment:** 2026-03-20 – 30 days

**Exhibit C:** Public Notices

**Applicant Hearing Letter:** 2026-04-06 – 15 days

**400' Notices Distributed:** 2026-04-06 – 15 days

**Picture of Property Sign Posting:** 2026-04-06 – 15 days

**Star Democrat Legal Advertisement:** 2026-04-04 – 17 days  
Star Democrat Proof  
Certificate of Publication

# 4a

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

**SUBJECT:** VARIANCE-1692  
**ELECTION WARD:** Ward 4  
**CRITICAL ACTION DATE:** At the pleasure of the Board.  
**STAFF CONTACTS:** Nicholas Johnson, AICP – Town Planner  
Miguel Salinas - Director of Planning and Zoning  
**APPLICANT:** Carlos and Lisette Vazquez

**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.

**RECOMMENDATION:**  
Staff supports a Board **denial** of this application.

|   |  |
|---|--|
| <b>APPLICATION INFORMATION:</b>   |  |
| <b>APPLICANT:</b><br>Carlos and Lisette Vazquez<br>8837 Roundhouse Circle<br>Easton MD, 21601 | <b>REPRESENTATIVE:</b><br>N/A              |
| <b>PARCELS/ACREAGE:</b>   |  |
| Parcel Information  | Acreage                                    |
| Map 25, Grid 24, Parcel 163, Lot 31   | 0.46                                       |
| <b>ACCEPTANCE DATE:</b><br>March 20, 2026   | <b>LOCATION:</b><br>8837 Roundhouse Circle |
| <b>EXISTING ZONING</b><br>R-10A   | <b>EXISTING LAND USE:</b><br>Residential   |
| <b>HISTORIC DISTRICT:</b><br>No   | <b>FUTURE LAND USE:</b><br>Residential     |

**CONTEXT:**

Location/Site Access – The subject property is situated at the intersection of Roundhouse Circle and Branch Line Way, both of which are classified as residential streets. Primary vehicular access is provided via a 32-foot by 32-foot concrete driveway off Roundhouse Circle. Pedestrian facilities are located along both road frontages.

Existing Conditions– The property is currently developed with a single-family residence, which was originally permitted and built in 2003. Supplemental improvements include a swimming pool (2007) and a small outbuilding. A four-foot-tall perimeter fence encloses the pool area (2006), as depicted in the left portion of Figure 2.

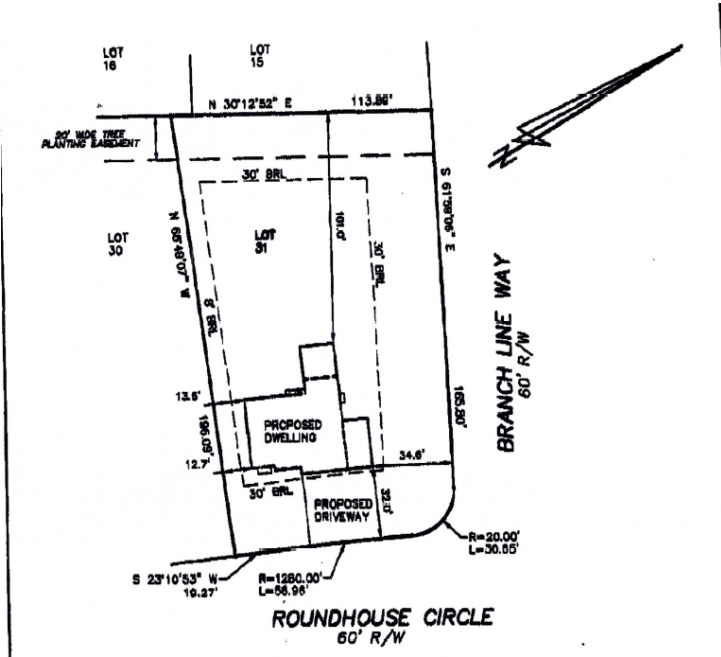


Figure 2 Existing Streetscape

Surrounding Properties –

|              | Land Use    | Zoning District(s) | Future Planned Land Use |
|--------------|-------------|--------------------|-------------------------|
| <b>West</b>  | Residential | R-10A              | Residential             |
| <b>North</b> | Residential | R-10A              | Residential             |
| <b>East</b>  | Residential | R-10A              | Residential             |
| <b>South</b> | Residential | R-10A              | Residential             |



Figure 3: 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 (Roundhouse Circle and Branch Line Way). 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. Other properties within this neighborhood located on corner lots take advantage of §28-1006.D.5 which allows for an additional two feet of non-solid lattice to be added to the top of any legal fence. This permits a six-foot-tall fence to be constructed with the bottom four feet being solid fencing and the additional top two feet being a non-solid lattice.

|   | <b>Permitted</b>                                  | <b>Proposed</b> | <b>Difference</b> |
|---|---|-----------------|-------------------|
| <b>Maximum Fence Height for Front Yards</b> | 4 feet<br><i>Plus, optional 2 feet of lattice</i> | 6 feet          | 50% Increase      |

**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** – The proposed fencing does not obstruct sight triangles at the intersection of Branch Line Way and Roundhouse Circle. The fence is intended to enclose the "secondary" front yard; because the primary entrance faces Roundhouse Circle, this area functions similarly to a side yard on a standard interior lot, where fences exceeding four feet are typically permitted.

While the Board has granted similar variances in other neighborhoods, this request represents a departure from the established character of this specific neighborhood. Currently, all other corner lots in the immediate vicinity—including those with swimming pools—maintain four-foot-tall fencing in compliance with Zoning Code.

**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** – The subject property is uniquely characterized as a corner lot with two front and two side yards. This configuration significantly restricts the placement of traditional privacy fencing, limiting it to the area behind the rear building plane and along shared property lines.

Denial of this application would not result in a practical difficulty, as the applicant retains viable, code-compliant options for fencing the property. Specifically, a six-foot privacy fence could be installed by-right within a more constrained footprint (as shown in Figure 4), creating a private area consistent in scale with neighboring rear yards. Additionally, the applicant could achieve the desired six-foot height across the proposed area by utilizing a four-foot solid fence topped with two feet of non-solid lattice. It is also noted that historical aerial imagery (Figure 4) confirms a six-foot privacy fence previously existed at this location to screen the pool, suggesting that the

site's configuration does not preclude the use of appropriate screening under standard regulations.



*Figure 4 Potential Location of Compliant Privacy Fence*

**DRAFT MOTIONS:**

1. I move that the Board of Zoning Appeals **denial** of Variance 1692 based on staff's draft findings

OR

2. I move that the Board of Zoning Appeals approve Variance 1692 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  
 MAR 20 2026  
 TOWN OF EASTON

**BOARD OF ZONING APPEALS APPLICATION**

**APPLICATION TYPE**

VARIANCE       APPEAL       SPECIAL EXCEPTION

**PROPERTY INFORMATION**

|                 |                                     |       |       |        |        |
|-----------------|-------------------------------------|-------|-------|--------|--------|
| ADDRESS         | 8837 Roundhouse Cir Easton MD 21601 |       |       |        |        |
| TAX MAP         | 0025                                | GRID  | 0024  | PARCEL | 0163   |
|                 |                                     |       |       |        | LOT 31 |
| DEED REFERENCE  | LIBER                               | 01219 | FOLIO | 00082  |        |
| PLAT REFERENCE  | LIBER                               | 0081  | FOLIO | 0194   |        |
| EXISTING USE    |                                     |       |       |        |        |
| ZONING DISTRICT |                                     |       |       |        |        |

HISTORIC DISTRICT Y  N       Planned Redevelopment District Y  N

**OWNER**

|                 |                                     |       |            |
|-----------------|-------------------------------------|-------|------------|
| NAME            | Carlos + Lisette Vazquez            |       |            |
| MAILING ADDRESS | 8837 Roundhouse Cir Easton MD 21601 |       |            |
| TELEPHONE NO.   | [REDACTED]                          | EMAIL | [REDACTED] |

**APPLICANT OR AGENT**

|                 |  |       |  |
|-----------------|--|-------|--|
| NAME            |  |       |  |
| MAILING ADDRESS |  |       |  |
| 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    | <i>Carlos &amp; Lisette Vazquez</i> |  |
| Date                               |                                     |  |
| PRINTED NAME OF APPLICANT OR AGENT | CARLOS & LISETTE VAZQUEZ            |  |

*For Office Use Only*

|                    |            |                          |            |
|--------------------|------------|--------------------------|------------|
| Project Number     | V 26 - 01  | Fee Received             | \$250.00   |
| Application Number | V - 1692   | Application Notification | 04/06/2026 |
| Filing Date        | 03/20/2026 | Property Posting Date    | 04/06/2026 |
| BOZA Hearing Date  | 04/21/2026 | Notice(s) Published      | 04/04/2026 |
| If ESDR, Date      | -          |                          |            |

Revised 11-2023

Carlos + Lissette Vazquez  
8837 Roundhouse Cir  
Easton MD 21601

## Variance Findings of Fact

### Question 1

Granting the requested variance to allow a six-foot fence along the street side will help foster sustainable economic growth by supporting long-term property investment, stability, and maintenance consistent with sound land use planning.

By enhancing safety, functionality, and visual order, the fence encourages continued investment in the property and contributes to maintaining overall neighborhood property values.

Well-maintained properties and cohesive streetscapes reinforce community attractiveness, which supports sustained residential demand and a stable local tax base without requiring additional public infrastructure or services.

The proposed fence represents a modest, durable improvement that reduces ongoing maintenance costs and the likelihood of future corrective actions, supporting economically efficient land use over time.

By promoting orderly development, predictable property conditions, and responsible stewardship, approval of the variance aligns private investment with the Town's broader goal of balanced, sustainable economic growth that meets both present and future needs.

### Question 2

While I am not aware of the specific details of the Town's comprehensive plan or any applicable small area plans, the proposed variance has been developed based on reasonable assumptions regarding the Town's planning objectives and the stated intent of the zoning ordinance.

I would assume the zoning ordinance is intended to promote public health, safety, and general welfare through orderly development and compatible land use. The proposed six-foot street-side fence advances these objectives by enhancing safety, clearly defining property boundaries, and maintaining neighborhood character, while requesting only minimal relief from dimensional requirements.

The proposed fence has been designed and will be located so that it does not obstruct driving views or interfere with sightlines for motorists or pedestrians.

Based on a general understanding of common comprehensive planning principles including coordinated growth, preservation of community character, and quality civic design the proposed fence aligns with these goals by contributing to a cohesive

streetscape, encouraging responsible property stewardship, and integrating appropriately with surrounding residential development.

The proposal is consistent with the typical objectives of small area plans, which emphasize context-sensitive design and compatibility with existing land uses.

The fence's placement, materials, and scale are intended to respect the established development pattern of Mulberry Station and support orderly, harmonious development.

Overall, the proposed variance upholds the spirit and purpose of the Town's zoning and planning framework while allowing a reasonable and practical use of the property.

### Question 3

The proposed variance to allow a six-foot fence along the street side will not be harmful to the neighborhood or endanger public safety, health, or welfare.

The fence has been designed and located to maintain clear sightlines for drivers, cyclists, and pedestrians, ensuring that traffic visibility and safety are fully preserved. Its height, materials, and placement have been selected to be visually compatible with surrounding properties, maintaining neighborhood character and cohesion.

The fence will provide a controlled and secure outdoor space, which enhances safety for residents, children, and pets without restricting public access to sidewalks or the right-of-way.

In the past, our property was trespassed upon by minors who accessed the pool when no one was home. The proposed six-foot fence effectively eliminates the risk of unauthorized access to the pool, addressing a clear safety concern and preventing potential accidents.

Additionally, the fence will not impede emergency access, utilities, or drainage and will be constructed and maintained to prevent deterioration or hazards. By clearly defining property boundaries, the fence also helps prevent trespassing or misuse of private space, further contributing to the health, safety, and general welfare of the neighborhood.

Overall, the proposed fence represents a minimal and carefully considered modification that will integrate safely and harmoniously into the existing community without adverse impacts.

#### Question 4

The property contains several unique site conditions that warrant the requested variance for a six-foot fence along the street side.

Specifically, the property is located on a street-side lot, which increases exposure to passersby and reduces privacy. In addition, the property includes an eight-foot-deep swimming pool, outdoor kitchen, and extensive outdoor furniture throughout the yard.

These features create areas that require protection for safety, privacy, and security. The pool, in particular, represents a significant safety concern, as unauthorized access could result in serious injury. The outdoor kitchen and furniture also constitute valuable improvements that should be safeguarded from potential trespass or misuse.

Due to the street-side location and the layout of these features, strict compliance with the current fence height requirement would leave portions of the property exposed, creating both safety and security risks and limiting the ability to use the yard privately.

Granting the variance allows for a minimal and practical adjustment that addresses these site-specific conditions while remaining compatible with the neighborhood and consistent with the overall intent of the zoning ordinance.

#### Question 5

The need for the requested variance was not the result of any action taken by us. The unique conditions of the property, including its street-side location, the presence of an eight-foot-deep swimming pool, outdoor kitchen, extensive outdoor furniture, and the absence of any natural barrier such as trees or landscaping to provide privacy predate the request and create a legitimate need for enhanced safety, privacy, and security.

In the past, the property has been trespassed upon, with unauthorized individuals accessing the pool when no one was home. The requested six-foot fence is necessary to prevent further unauthorized access and ensure the safety of residents and visitors.

The variance represents a minimal and practical adjustment to address these existing conditions. It allows for the safe and functional use of the property while maintaining compatibility with the neighborhood and adhering to the intent of the zoning ordinance.

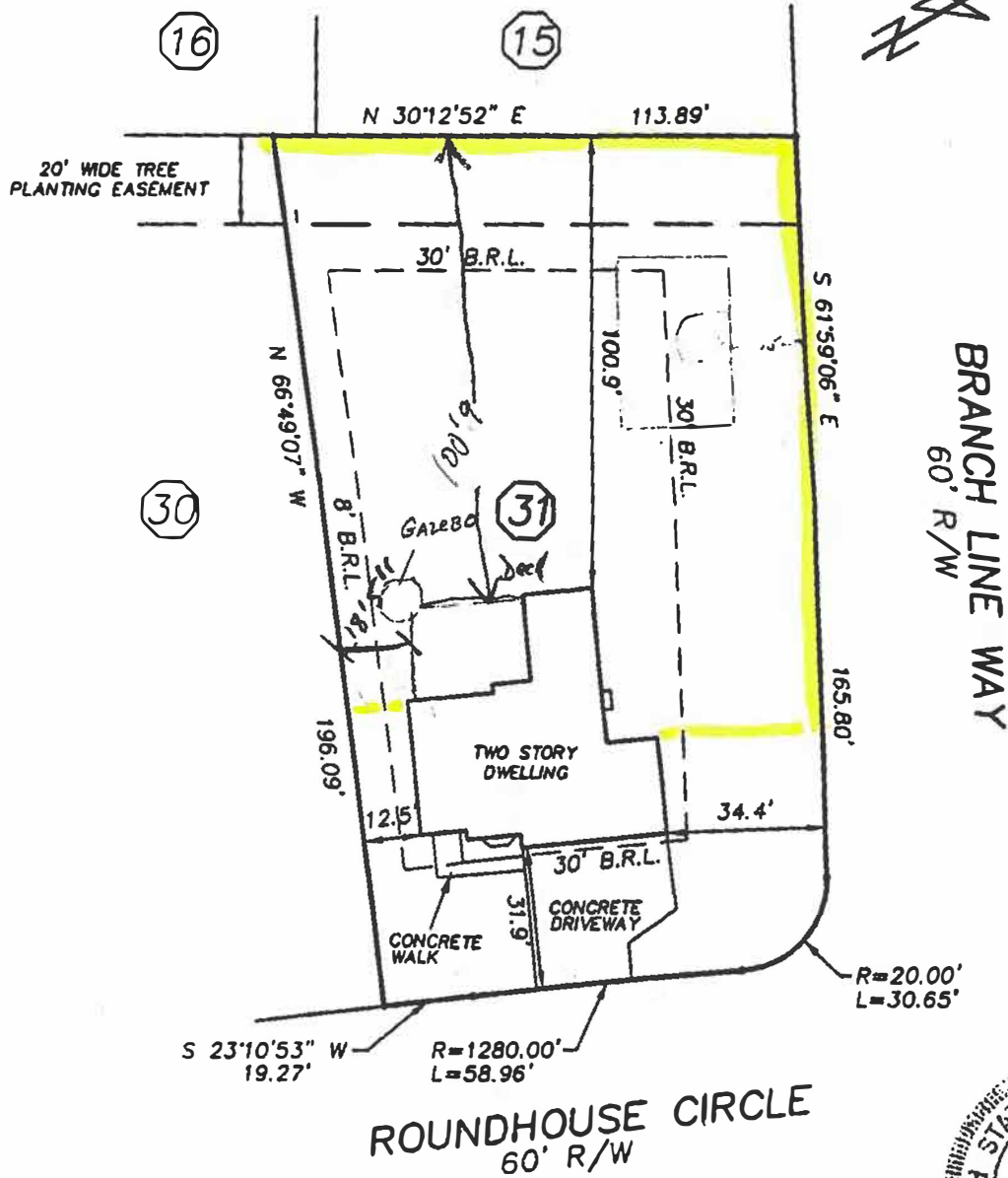
#### Question 6

Literal enforcement of the Town's fence ordinance, as written, would create a practical hardship and difficulty for the use and enjoyment of the property.

The property includes an eight-foot-deep swimming pool, an outdoor kitchen, and extensive outdoor furniture throughout the yard. Additionally, it is a street-side lot with no natural screening, resulting in a significant lack of privacy. Strictly enforcing the current fence height requirement would leave these areas exposed, creating safety risks, limiting secure and private use of the yard, and potentially increasing the likelihood of trespassing or unauthorized access, particularly to the pool area.

The requested six-foot fence represents a minimal and reasonable adjustment that allows for safe, functional, and private enjoyment of the property while remaining consistent with the intent of the ordinance.

Without this variance, we would face unnecessary difficulties in protecting family safety, safeguarding valuable improvements, and utilizing outdoor spaces in a manner that aligns with the character of the neighborhood.



**ZONING REVIEW APPROVED**  
 BY Zach Smith  
 DATE 5/10/04



**NOTES:**

1. FOR PLAT REFERENCE: SEE MAS 81/194.
2. PROPERTY ADDRESS - 8837 ROUNDHOUSE CIRCLE  
EASTON, MARYLAND 21601
3. THE DWELLING SHOWN HEREON APPEARS TO EXIST WITHIN ZONE "C" AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 240066 0025 B. NO ON SITE ELEVATION TAKEN TO VERIFY ACTUAL FIELD CONDITIONS.
4. ——— DENOTES DEED POINT (UNLESS OTHERWISE NOTED)

*all 5/21/04*

I HEREBY CERTIFY THAT THE LOCATION DRAWING, SHOWN HEREON, HAS BEEN PREPARED AS A RESULT OF AN ON-SITE INSPECTION OF THE PREMISES; THAT THE PLAT IS OF BENEFIT TO THE CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH A CONTEMPLATED TRANSFER, FINANCING OR RE-FINANCING; THAT THE PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; THAT THE PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES (SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR RE-FINANCE); THAT ANY POSSIBLE ENCROACHMENTS SHOWN HEREON WERE DETERMINED BY VISUAL INSPECTION OF THE PROPERTY EITHER WAY ACROSS THE APPARENT PROPERTY LINES; THAT THE MINIMUM SETBACK LINES SHOWN (IF ANY) ARE BASED UPON THOSE PROVIDED BY THE REQUESTING PARTY; THAT THIS DRAWING IS SUBJECT TO A TITLE REPOF WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHT-OF-WAY OR MORE STRINGENT BUILDING RESTRICTION LINES NOT SHOWN HEREON. IF THIS DRAWING DOES NOT HAVE AN ORIGINAL SEAL AND SIGNATURE (THE SEAL AND SIGNATURE ARE NOT COPIES), IT IS TO BE CONSIDERED INVALID.

# Deeds & Sales Records

 February 05, 2021

## Deed Of Trust

RESIDENTIAL • STAND ALONE REFI

### BUYER

Carlos M Vazquez Lisette Vazquez

### LENDER DETAILS

|                  |           |
|------------------|-----------|
| LENDER           | MORTGAGE  |
| Mortgage Company | \$317,800 |

### COUNTY RECORDS

|           |               |
|-----------|---------------|
| APN #     | DOCUMENT TYPE |
| 01-099086 | Deed Of Trust |

### TITLE RECORDS

|                |          |
|----------------|----------|
| TRANSACTION ID | DISTRICT |
| 220600571      | 1        |

### MORTGAGES RECORDS

COUNTY

Term

30 years

PURCHASE TYPE

MORTGAGE

05/01/2037

### BUYER RECORDS

VESTING CHANGES

 February 05, 2021

### Deed Of Trust

RESIDENTIAL • LINE OF CREDIT

### BUYER

Carlos M Vazquez Lisette Vazquez

### LENDER DETAILS

LENDER

Bank

MORTGAGE

\$84,000

### COUNTY RECORDS

APN #

01-099086

DOCUMENT TYPE

Deed Of Trust

### TITLE RECORDS

TRANSACTION ID

232662839

DISTRICT

1

### MORTGAGES RECORDS

COUNTY

TERM

Talbot  
30 years

PURCHASE TYPE

TERM DATE

Mortgage  
12/21/2037

RATE TYPE


Fixed Rate

INTEREST CHANGE FREQUENCY

Monthly - Revolving Credit  
Lines Are Always Monthly,  
Unless Otherwise Stated On  
Document.

### BUYER RECORDS

VESTING CHANGES

 February 05, 2021

# Deed Of Trust

RESIDENTIAL • STAND ALONE SECOND

## BUYER

Lisette Vazquez Carlos M Vazquez

## LENDER DETAILS

LENDER

Bank

MORTGAGE

\$293,627

## COUNTY RECORDS

APN #

01-099086

DOCUMENT TYPE

Deed Of Trust

## TITLE RECORDS

TRANSACTION ID

333703474

COUNTY

PURCHASE TYPE

TALBOT

MORTGAGE

### MORTGAGES RECORDS

TERM

15 years

TERM DATE

08/01/2027

### BUYER RECORDS

VESTING CHANGES

 July 30, 2021

### Deed Of Trust

RESIDENTIAL • CONVENTIONAL

#### BUYER

Individual(s)

Carlos M Vazquez Lisette Vazquez

8837 ROUNDHOUSE CIR

### LENDER DETAILS

LENDER

Mortgage Company

MORTGAGE

\$245,000

### COUNTY RECORDS

APN #

01-099086

DOCUMENT TYPE

Deed Of Trust

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### TITLE RECORDS

TRANSACTION ID

966816501

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### MORTGAGES RECORDS

COUNTY

TERM  
Talbot  
29 years

PURCHASE TYPE

TERM DATE  
Mortgage  
11/01/2050

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### BUYER RECORDS

VESTING CHANGES

 September 06, 2017

## Deed Of Trust

RESIDENTIAL • CONVENTIONAL WITH PMI

### BUYER

**Carlos M Vazquez Lisette Vazquez**

8837 ROUNDHOUSE CIR EASTON MD  
216017903

### LENDER DETAILS

|                         |           |
|-------------------------|-----------|
| LENDER                  | MORTGAGE  |
| Funding/Finance Company | \$283,500 |

### COUNTY RECORDS

|           |               |
|-----------|---------------|
| APN #     | DOCUMENT TYPE |
| 01-099086 | Deed Of Trust |

|        |        |
|--------|--------|
| BOOK   | PAGE   |
| 002477 | 000378 |

**TITLE RECORDS**

TRANSACTION ID

770841762

COMPANY

First American Title

COUNTY

Talbot

PURCHASE TYPE

Mortgage

**MORTGAGES RECORDS**

TERM

15 years

TERM DATE

09/13/2032

CODE

**BUYER RECORDS**

10018

LOT

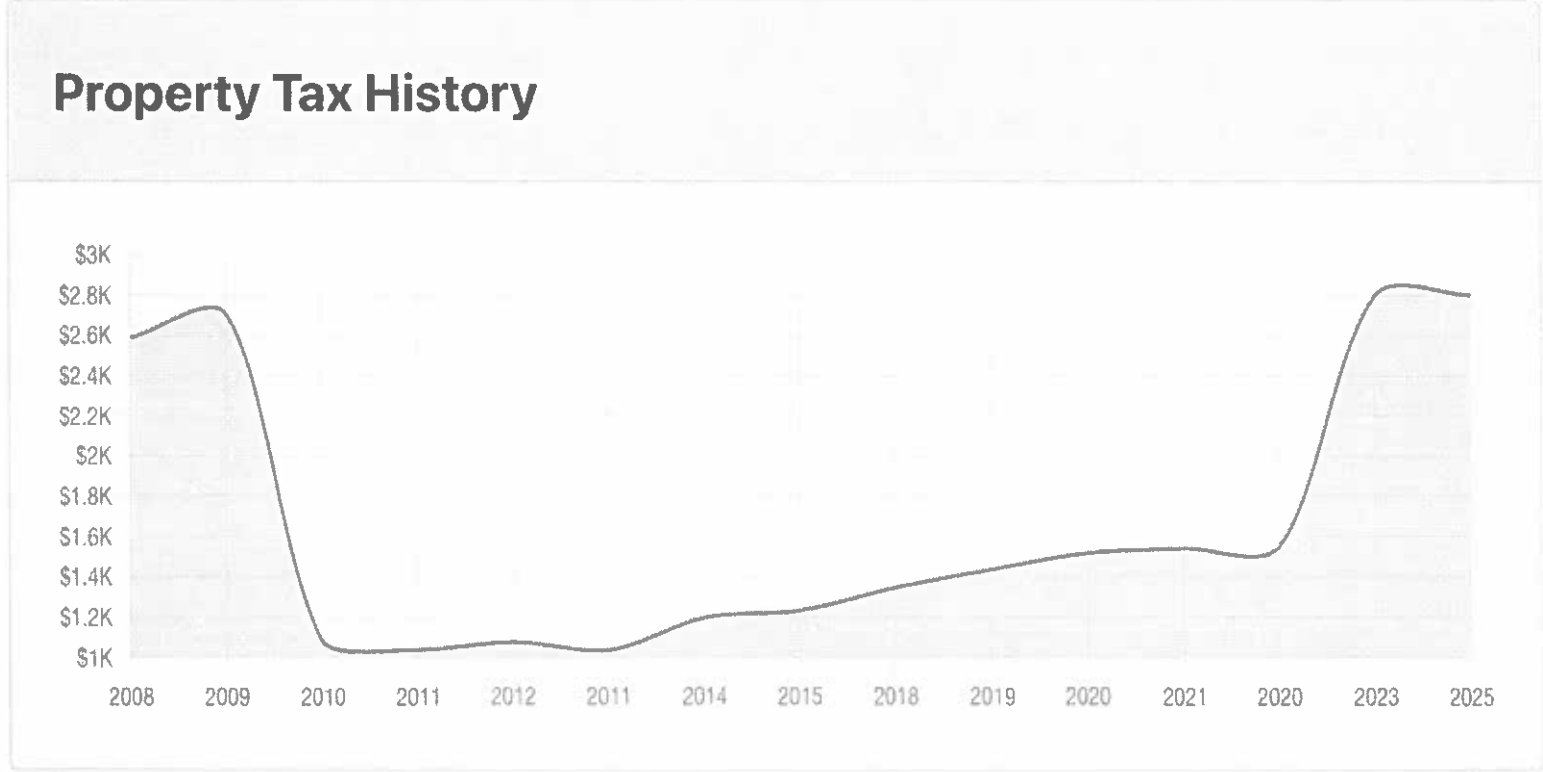
3

VESTING CHANGES

# Property Taxes

|                     |                |                              |               |
|---------------------|----------------|------------------------------|---------------|
| <b>PROPERTY TAX</b> | <b>\$2,803</b> | <b>CHANGE FROM LAST YEAR</b> | <b>+80.4%</b> |
| <b>TAX RATE</b>     | <b>0.63%</b>   |                              |               |

|                          |   |                    |                  |
|--------------------------|---|--------------------|------------------|
| <b>LAND VALUE</b>        | - | <b>TOTAL VALUE</b> | <b>\$444,533</b> |
| <b>IMPROVEMENT VALUE</b> | - |                    |                  |



| Year | Property Tax | Land | Additions | Assessment | Change |
|------|--------------|------|-----------|------------|--------|
| 2025 | \$2,803      | -    | -         | \$444,533  | +80.4% |

Troese/Freestate, 2450 Riva Rd, Annapolis, MD 21401

THIS CORPORATE DEED

Made this 29th day of September, 2003, by and between LENFEST AT MULBERRY STATION, LLC, party of the first part, and CARLOS M VAZQUEZ and LISETTE VAZQUEZ, parties of the second part.

WITNESSETH, that in consideration of the sum of Ten Dollars and other good and valuable considerations the said party of the first part does grant and convey unto the parties of the second part in fee simple as tenants by the entirety, all that property situate in Talbot County, in the FIRST Election District, State of Maryland, and described as follows:

BEING PART OF THE PROPERTY OBTAINED IN DEED DATED DECEMBER 8, 1999 AND RECORDED IN LIBER 0951, FOLIO 177 AMONG THE RECORDS OF TALBOT COUNTY, MARYLAND.

|               |               |
|---------------|---------------|
| TAX COUNTY    | 20.00         |
| TAX STATE     | 20.00         |
| RECORDATION   | 1,811.76      |
| TR TAX COUNTY | 2,244.25      |
| TR TAX STATE  | 686.97        |
| TOTAL         | 4,782.98      |
| REF TAGS      | RCPT \$ 75449 |
| MAS 6400      | BLK \$ 494    |
| DATE 11/20/03 | 09:48 am      |

See Schedule "A" attached hereto and made a part hereof.

By execution of this Deed, the party of the first part hereby certifies under penalties of perjury that the actual consideration paid or to be paid including the amount of any mortgage or deed of trust outstanding, is in the sum total of \$274,425.00.

TOGETHER with the buildings and improvements thereupon 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.

AND the said party of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite.

IN WITNESS WHEREOF, the said grantor has caused its corporate name to be executed by its corporate officers, THOMAS P. ROANE its VICE PRESIDENT, attested by its as of the day and year first above written, in pursuance to resolutions duly adopted for that purpose by its Stockholders and Board of Directors, respectively. And further certify that the grant herein is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of the aforesaid corporation.

ATTEST: LENFEST AT MULBERRY STATION, LLC  
By: Thomas P. Roane (SEAL)  
THOMAS P. ROANE, VICE PRESIDENT

STATE OF MARYLAND  
COUNTY OF ANNE ARUNDEL, TO WIT;

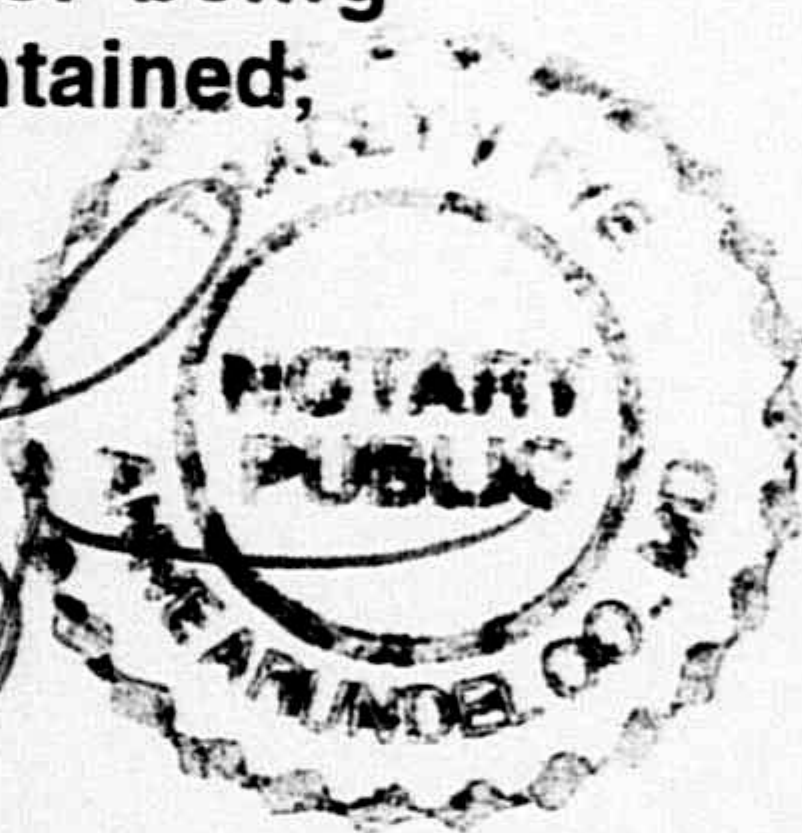
On this 29th day of September, 2003, before the undersigned officer, personally appeared THOMAS P. ROANE and represented himself to be the VICE PRESIDENT of LENFEST AT MULBERRY STATION, LLC a corporation and that as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained; by signing the name of said corporation as such officer.

In witness whereof, I hereunto set my hand and official seal

My Commission Expires:

10/1/2007

Stephen J. Troese  
NOTARY PUBLIC



This is to certify that the within instrument was prepared under the Supervision of Stephen J. Troese, Attorney at Law, duly admitted to practice before the Court of Appeals for the State of Maryland.

Stephen J. Troese (SEAL)  
STEPHEN J. TROESE

CASE # 03A0698  
REMIT TO: CARLOS M VAZQUEZ and LISETTE VAZQUEZ  
8837 ROUNDHOUSE CIRCLE  
EASTON, MD 21601

PREPARED BY: Troese/Freestate Title Services of Annapolis, Inc.  
2450 RIVA ROAD

LIBER 1219 FOLIO 082

ORIGINAL





Samantha Smith <ssmith@eastonmd.gov>

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## Town of Easton Board of Zoning Appeals Hearing: V-1692 / V 26-01

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**Carlos VAZQUEZ**

Wed, Apr 15, 2026 at 10:41 AM

To: ssmith@eastonmd.gov, planningandzoning@eastonmd.gov

Cc: Reina

Good day Ms. Smith, and thank you for sending the information. I would like to include the following statement along with the associated photos to ensure Council has an opportunity to review ahead of our discussion. Can you kindly confirm receipt when you receive this email.

The below is pursuant to our variance request (V-1692/V 26-01) for 8837 Roundhouse Circle.

As shown in Photos 1 and 2, the property currently has a four-foot fence in place. While this meets the existing requirement, it does not provide sufficient privacy or security. Importantly, these photos also demonstrate that increasing the fence height to six feet would not obstruct traffic visibility at the corner or create any safety concerns for vehicles or pedestrians. Based on the existing sight-lines, a six-foot fence would not impact visibility and would be of no consequence to traffic safety.

Additionally, while other homes on corner lots in the area may have four-foot fences, many of those properties are effectively screened by substantial landscaping. As illustrated in Photos 3 and 4, some neighboring properties utilize mature trees reaching heights of approximately 20 feet and widths of up to 10 feet in girth to achieve privacy compromising traffic safety while being complaint. While these trees contribute positively to the environment, they also present maintenance considerations. As shown in Photo 5, pruning often results in branches and debris being left along sidewalks, which creates additional burdens for the town given maintenance costs.

Beyond privacy, there is also a significant safety concern. In prior years, we have experienced instances of unauthorized entry onto our property, including children accessing and using our pool while we were away. This creates a serious liability and safety risk. In addition, we have had issues with an unruly neighbor shining lights into our backyard all resulting in police action. A six-foot privacy fence would serve as a meaningful deterrent and help mitigate the risk of unlawful entry and harassment improving safety for both our household and the community.

We are committed to ensuring that the proposed fence will be aesthetically appropriate, well-maintained, and consistent with the character of the neighborhood.

Looking forward to our discussion.

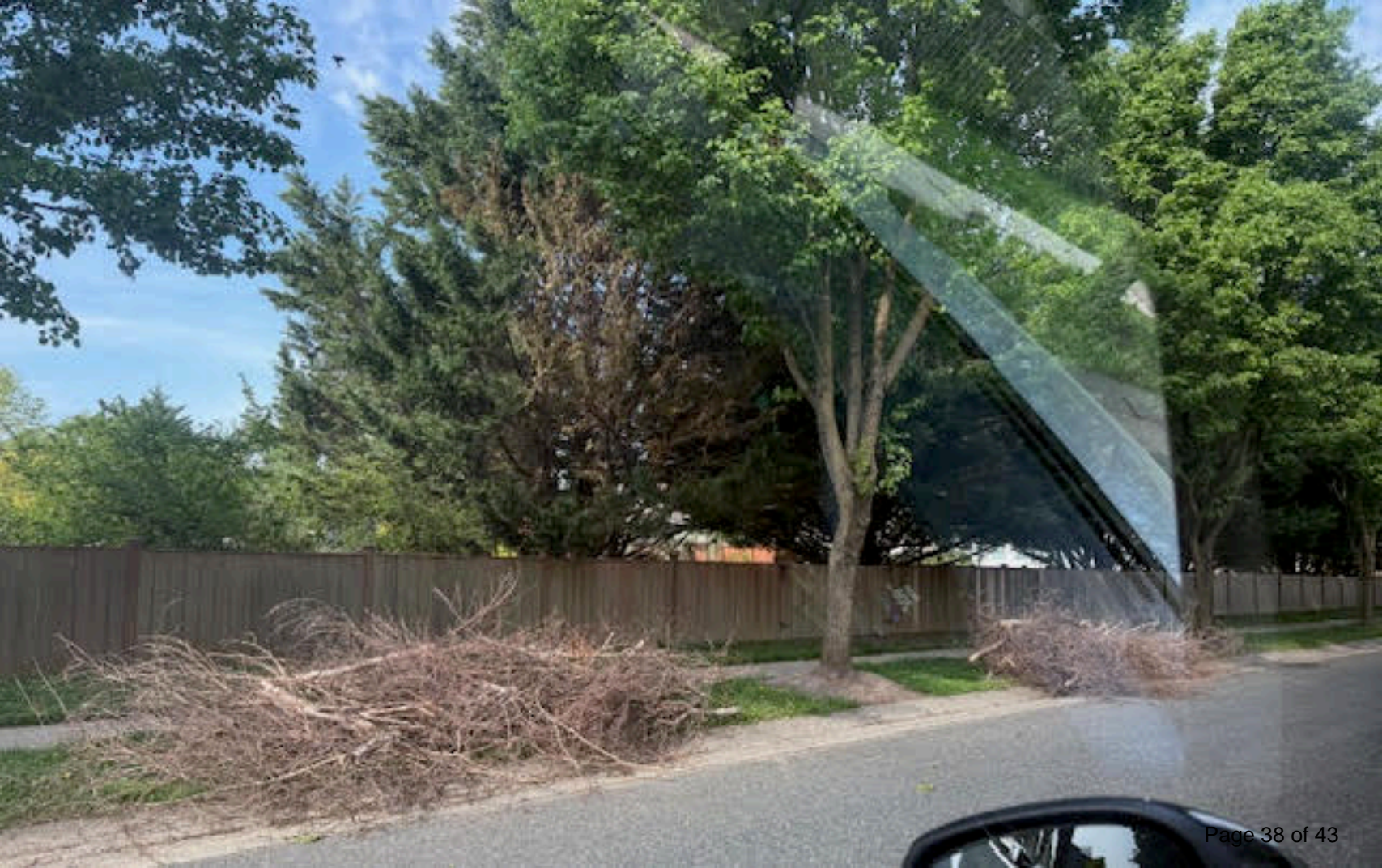
Carlos M Vazquez













## TOWN OF EASTON

14 South Harrison Street  
Easton, Maryland 21601

April 2, 2026

Carlos and Lisette Vazquez  
8837 Roundhouse Circle  
Easton, Maryland 21601

**Re: BOZA Application V-1692/ V 26-01**  
8837 Roundhouse Circle  
Tax Map 0025, Grid 0024, Parcel 0163, Lot 31  
Easton, Maryland 21601

Mr. and Mrs. Vazquez,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on **Tuesday, April 21, 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. 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](mailto:ssmith@eastonMD.gov)





## TOWN OF EASTON

14 South Harrison Street  
Easton, Maryland 21601

April 6, 2026

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, April 21, 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 V-1692 / V 26-01 has been filed by Carlos and Lisette Vazquez (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. The Applicant is seeking to construct a 6' tall fence on a corner lot. The property is located at 8837 Roundhouse Circle, Easton, Maryland, also known as Tax Map 0025, Grid 0024, Parcel 0163, Lot 31, 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](http://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](mailto:planningandzoning@eastonmd.gov).

*Samantha N. Smith*

**Samantha N. Smith**, Administrative Specialist  
Planning & Zoning Department  
410-822-1943 [ssmith@eastonMD.gov](mailto:ssmith@eastonMD.gov)





Subject property posting pursuant to  
Section 28-1303.5.B.3 of the Town of Easton Zoning Code  
April 6, 2026

NOTICE

Notice is hereby given that Application V-1692 / V 26-01 has been filed by Carlos and Lisette Vazquez (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. The Applicant is seeking to construct a 6' tall fence on a corner lot. The property is located at 8837 Roundhouse Circle, Easton, Maryland, also known as Tax Map 0025, Grid 0024, Parcel 0163, Lot 31, and is situated in the R-10A – Residential District.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, April 21, 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](http://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 V-1692 / V 26-01..." was published in the:

**The Star Democrat 04/04/26**



**Orestes Baez  
President & Publisher**

|  |
|--|
| NOTICE   |
| <p>Notice is hereby given that Application V-1692 / V 26-01 has been filed by Carlos and Lisette Vazquez (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. The Applicant is seeking to construct a 6' tall fence on a corner lot. The property is located at 8837 Roundhouse Circle, Easton, Maryland, also known as Tax Map 0025, Grid 0024, Parcel 0163, Lot 31, and is situated in the R-10A – Residential District.</p> <p>The undersigned Board will hold a public hearing with respect to said application on Tuesday, April 21, 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 <a href="http://www.eastonmd.gov">www.eastonmd.gov</a> for agenda updates.</p> |
| TOWN OF EASTON BOARD OF ZONING APPEALS   |
| 3102117 SD <span style="float: right;">4/4/2026</span>   |