



Board of Zoning Appeals MEETING AGENDA

Tuesday, May 19, 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 April 21, 2026 Meeting.

3. **Oath to Testify**

4. **Applications**

- a. **Application Number:** SE - 1636 / SE 26 - 02
Applicant: Sunrise Solar Inc.
on behalf of Talbot County Board of Education
Location: 12 Magnolia Street
Tax Map 0103, Grid 00EA, Parcel 0550, Lot 1
Zoning District: R-10A
Request: Special Exception request pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance, use (6) 618 in Table 2.1 of Section 28-201 of the Ordinance for the utilization of Solar Panels, Array* in the R-10A Residential Zoning District.

The Applicant is seeking to expand the existing solar energy facility, originally authorized by the Board of Zoning Appeals on August 16, 2022 (SE - 830 / SE 22 - 10).
- b. **Application Number:** SE - 1684 / SE 26 - 04
Applicant: Rising Tides Yoga

Location: 301 Bay Street Unit 202
Tax Map 0104, Grid 00EA, Parcel 0585
Zoning District: CG
Request: Special Exception request pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance, use (4) 408 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as a Fitness Center/Sports Training Facility/Health Spa/Figure Salon in the CG - Commercial General Zoning District.

The Applicant is seeking to operate a yoga studio and other wellness classes.

- c. **Application Number:** V - 1709 / V 26 - 02
- Applicant:** Delmarva Real Estate Management Group LLC
- Location:** 8275 Ocean Gateway
Tax Map 0103, Grid 00EA, Parcel 2861
- Zoning District:** CG
- Request:** Variance request pursuant to Section 2-1303.5 C of the Town of Easton Zoning Ordinance from Section 28-1101.7.A.1.c, the maximum area of square footage for wall-mounted signage on any street frontage. The Applicant is requesting approval for the installation of a second circular "button" sign on the southern façade of the recently redeveloped fast-food establishment (Zaxbys). The signage will be oriented toward the adjacent parking lot.

- d. **Application Number:** V - 1717 / V 26 - 03
- Applicant:** Callahan Signs
on behalf of Raymond James Wealth Management
- Location:** 404 Marvel Court
Tax Map 0105, Grid 00EA, Parcel 2992D, Lot 5
- Zoning District:** CG

Request:

Variance request pursuant to Section 2-1303.5 C of the Town of Easton Zoning Ordinance from Section 28-1101.7.B.1, the minimum setback of ten (10) feet from any property line for free-standing signs, and from Section 28-1101.7.B.2, the minimum landscaping requirements for a free-standing sign. The Applicant is seeking to install a 12 square foot freestanding sign six (6) feet from the property line.

e. Application Number:

V - 1719 / V 26 - 04

Applicant:

Lynn Farr

Location:

29700 Standish Street
Tax Map 0035, Grid 0001, Parcel 0120,
Lot 104

Zoning District:

R-10A

Request:

Variance request pursuant to Section 2-1303.5 C of the Town of Easton Zoning Ordinance from Section 28-303.2.C.2, the minimum thirty (30) foot rear setback for all uses and structures in in the R-10A – Residential District. The Applicant is seeking to construct a new one-story addition.

5. Adjournment