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

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 (eastonmd.gov)

Attendance:

Board Members:
Meredith Girard, Esq., Vice Chairperson
Paul Weber

Absent:

Board Members:
Gary Molchan, Chairperson
Zakary A. Krebeck, Alternate

Staff:
Joseph Mayer, Plan Reviewer
Sharon Van Emburgh, Esq. Town Attorney

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

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

3. **Oath to Testify —** Vice Chairperson Girard 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 - 1602 / SE 25 - 13**
   Applicant: **Investment Property Preservation, LLC**
   Location: 8342 Ocean Gateway, Easton, MD 21601
   Tax Map 0103, Grid 00EA, Parcel 2954
   Zoning: CG
   Request: The Applicant is requesting a Special Exception pursuant to Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (2) 203 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Automotive Repair Garage* in the CG - Commercial General zoning district. The proposed automotive repair garage will primarily provide general vehicle maintenance and tire installation and repair services.

   Staff Presentation:
   Nicholas Johnson AICP, Planner

   Applicant Presentation:
   Victoria Beckner, Investment Property Preservation LLC

   Public Comment — None
   Public Comment Written — None

Board Member Weber moved to approve the Special Exception request subject to the following conditions:

1. **All storage of vehicles shall be on-site within the designated area depicted on the plans. No vehicles may be stored within any public right-of-way.**

2. **The Applicant shall obtain a Certificate of Occupancy for the proposed use within two (2) years from the date the Special Exception is granted.**

Vice Chairperson Girard seconded the motion.

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

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

Applicant: **Kenia Cecilia Itzep Bernal**
on behalf of Maria Elena Itzep Bernal
Location: 16 Sycamore Avenue, Easton, MD 21601
Tax Map 0101, Grid 00EA, Parcel 0178
Zoning: R-10A
Request: The Applicant is requesting a Variance pursuant to Section 28-1303.5 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, and from Section 28 - 1002.2, the maximum permitted height of three (3) feet for natural plantings or structures within the visibility triangle of an intersection.
The Applicant is seeking to construct a 72" tall metal spaced picket steel fence located in what is considered a front yard on a corner lot.

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

Staff Presentation:
Nicholas Johnson AICP, Planner

Applicant Presentation:
Kenia Cecilia Itzep Bernal

Public Comment:
Steven and Lois Thomas, 14 Sycamore Avenue
Kevan Full, 510 Diamond Street
William J. Mowbray, 601 N. Washington Street
Ruth Higgins, 107 Sycamore Avenue
Herman Espenhorst, 406 Arbor Place
Maureen Curry, 204 Sycamore Avenue

Public Comment Written:
Lyndy Galan, 10 Sycamore Avenue
Steven and Lois Thomas, 14 Sycamore Avenue
Maureen Curry, 204 Sycamore Avenue
Anonymous, Unknown

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

Vote	2 - 0 - 0 - 1
FOR:	2 - Girard, Weber
AGAINST:	0

ABSTAIN: 0
ABSENT: 1 - Molchan

4. **Discussion Item —** None

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

Town of Easton Board of Zoning Appeals
Draft Decision Summary
Tuesday, April 21, 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 (eastonmd.gov)

Attendance:

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

Absent:
Board Members:
Paul Weber

Staff:
Aaron Cooper, Esq. Legal Associate

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
Samantha Smith, Administrative Specialist

1. **Call to Order** — Chairperson Molchan called the meeting to order at 9:00 a.m.

2. **Decision Summary Review** —

   a. **Approval of the draft decision summary from the December 16, 2025 meeting** — The approval of the draft decision summary from the December 16, 2025 Board of Zoning Appeals meeting was tabled to a subsequent meeting.

   b. **Approval of the draft decision summary from the February 17, 2026 meeting**—

Board Member Krebeck moved to approve the February 17, 2026 Decision Summary. Vice Chairperson Girard seconded the motion.

Vote 3 - 0 - 0 - 1

FOR: 3 - Molchan, Girard, Krebeck
AGAINST: 0
ABSTAIN: 0
ABSENT: 1 - Weber

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.:** **V - 1692 / V 26 - 01**
Applicant: **Carlos and Lisette Vazquez**
Location: 8837 Roundhouse Circle, Easton, MD 21601
Tax Map 0025, Grid 0024, Parcel 0163, Lot 31
Zoning: R-10A
Request: The Applicant is requesting a Variance pursuant to Section 28-1303.5 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.

Staff Presentation:
Nicholas Johnson AICP, Planner
Lynn B. Thomas AICP, Town Planner - Long Range

Applicant Presentation:
Carlos and Lisette Vazquez

Public Comment — None
Public Comment Written — None

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

Vote 3 - 0 - 0 - 1
FOR: 3 - Molchan, Girard, Krebeck
AGAINST: 0
ABSTAIN: 0
ABSENT: 1 - Weber

4. **Discussion Item —** None

5. **Adjournment —** Chairperson Molchan motioned to adjourn. Vice Chairperson Girard seconded. The meeting was adjourned at 9:13 a.m.

TOWN OF EASTON

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

EXHIBIT SUMMARY
for 12 MAGNOLIA STREET
SE - 1636 / SE 26 - 02
2026 - 05 - 19

Applicant notified of hearing date: Email: 2026-04-30 – 19 days

Exhibit A: P&Z Staff Report: 2026-05-12 – 7 days
ESDR Determination Letter: 2026-02-25 – 83 days
ESDR Determination Letter: 2026-04-23 – 26 days

Exhibit B: Application

Application: 2026-01-22 – 117 days
BOZA Special Exception Application SE-1636 / SE 26-02
Statement of Operation & Findings of Fact
Special Exception Comment Response Letter
Site Plan
Building Permit Application
Fences, Pools, Spa Application
Grading Permit Application
CPS Product Sheet
System Summary and Spec Sheets
MD Stamp
Zoning Maps and SDAT Information
January 7, 2026 Owner Authorization Letter
December 2016 Recorded Deed

Proof of Payment: 2026-01-22 – 117 days

Exhibit C: Public Notices

Applicant Hearing Letter: 2026-04-30 – 19 days

400' Notices Distributed: 2026-05-04 – 15 days

Picture of Property Sign Posting: 2026-05-01 – 18 days

Star Democrat Legal Advertisement: 2026-05-02 – 17 days
Star Democrat Proof
Certificate of Publication

Date of Hearing: May 19, 2026

4a

BOARD OF ZONING APPEALS
PUBLIC HEARING
STAFF REPORT

SUBJECT: **SPECIAL EXCEPTION 1636**

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: Sunrise Solar Inc on behalf of Board of Education of Talbot County

PURPOSE: The applicant is seeking a special exception to permit the expansion of an existing solar panel array located in the R-10A Zoning District.

RECOMMENDATION:
Staff recommends **approval** of this application with conditions.

APPLICATION INFORMATION:

APPLICANT:	**REPRESENTATIVE:**
Board of Education of Talbot County Maryland 12 Magnolia Street Easton MD, 21601	Katie Jester c/o Sunrise Solar Inc.

PARCELS/ACREAGE:

Parcel Information	Acreage
Map 103, Grid 00EA, Parcel 550, Lot 1	2.47

ACCEPTANCE DATE:	**LOCATION:**
May 19, 2026	Mt. Pleasant Avenue – Lot 1

EXISTING ZONING R-10A	**EXISTING LAND USE:** Solar Panel Array
HISTORIC DISTRICT: No	**FUTURE LAND USE:** Residential

CONTEXT:
Location/Site Access – The subject property is located on the south side of an unimproved extension of Mt. Pleasant Avenue. There are existing businesses to the west and south of this property which are all zoned Central Business (CB). There are multiple off-site parking easements on this site for the use of lot 3 (346 N Aurora Street) and lot 4 (350 N Aurora Street) as well as a loading ramp easement. There is currently no vehicular or pedestrian access to this site as the road frontage on Mt. Pleasant Avenue is unimproved.

Existing Conditions – The subject property contains one existing, approximately 1,600 square foot solar panel array permitted via special exception (SE-830) on August 16, 2022. A building permit for the construction of this array was subsequently issued on August 23, 2022. There is an existing row of trees and vegetation located along the eastern and northern property lines. This vegetative buffer screens the solar array from view on Magnolia Street. The array is and will be visible on a portion of N Aurora Street.

Figure 1 View of Site from Magnolia Street (Source: Google)

Figure 2 View of Site from N Aurora (Source: Google)

Surrounding Properties –

	Land Use	**Zoning District(s)**	**Future Planned Land Use**
South	Commercial	CB	Commercial
East	Institutional	R-10A	Residential
North	Commercial	CB	Commercial
West	Commercial	CB	Commercial

Figure 3: Vicinity Map

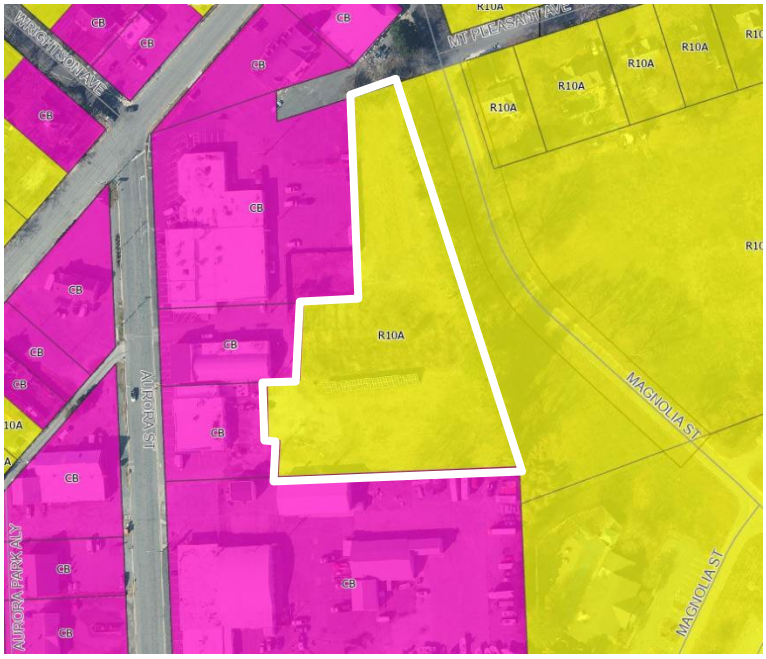


Figure 4: Surrounding Zoning

PROPOSAL: The applicant is proposing to add five (5) additional solar panel arrays. Solar panel arrays are defined as any ground mounted panels in excess of 100 square feet. The proposed arrays will be surrounded by a six-foot-tall security fence and located outside of the various private easements.

Uses	A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I
Solar Panels, Array*	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE

The installation of solar panel arrays is subject to the following supplemental standards:

a. *Shall be screened from adjoining residentially zoned districts and public rights-of-way. Screening shall be determined by the Board of Zoning Appeals.*
b. *The solar panels shall be used in accordance with the approved electric company tariff in which they are served.*

POLICY ANALYSIS (SPECIAL EXCEPTION):
a. The proposed use conforms in all aspects to minimum requirements of the district in which it is located.

Analysis – The proposed solar panels conform to the minimum required setbacks of the R-10A Zoning District as well as the maximum permitted height. The site remains well under the permitted lot maximum lot coverage. Off-street parking is not required for the proposed use.

In regards to the supplemental standards for this specific use, the Board will need to determine whether the proposed panels are adequately screened from view N Aurora Street and Magnolia Street. On the Magnolia Street frontage, a large row of trees and vegetation completely obscures the panels from view. On the N Aurora Street frontage, the panels will be visible from a portion of the right-of-way. The applicant has proposed a six-foot tall security fence that will provide some level of screening. If the Board feels that this is not adequate, the installation of plantings around the fence that conform to the Buffer Yard 'D' standards may be appropriate. A Buffer yard 'D' is intended to surround all non-residential land uses which border a street that is designated "Residential Collector" or higher.

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

Analysis – The construction of a solar panel array will have no effect on the health, safety, or general welfare. The typical concern with solar panel projects revolves around aesthetics and the loss of farmland. This project is very small in scale and is well positioned to limit visibility.

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 –Easton Utilities will verify during the building permit review process that the panels are operating in a way that has no impact on existing utilities. Solar panels have no impact on any additional public facilities.

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 only traffic generated by this project will be construction traffic during installation and that of occasional maintenance. The panels are sited to avoid effecting the off-site parking easements for the businesses located on N Aurora Street.

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 – Solar panels are not known to produce smoke, odor, or noise. The Engineering Department will verify that stormwater management is addressed during the grading permit review process. The placement of the panels has no adverse impacts on access to the site.

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

Analysis – The surrounding area is overwhelmingly commercial/industrial in nature which will not be affected by the proposed use. The nearest residential properties are found on the east side of the property which is heavily screened from view.

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 proposed project provides a beneficial use for a long vacant parcel which is generally supported by the Comprehensive Plan.

RECOMMENDED CONDITIONS:

1. The applicant shall obtain a building permit 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 1636 with staff's recommended condition.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1636 based on the following findings…

OR

3. I move an alternate motion.

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

Easton Staff Development Review Worksheet

Date: February 25, 2026
Project: 12 Magnolia Street
To: Katie Jester – Sunrise Solar, Inc. (Agent)
CC: Kevin Shafer – % Board of Education of Talbot County Maryland (Owner)

The Easton Staff Development Review (ESDR) Committee meeting was held on February 25th at 11:00 am. Staff reviewed the proposed Special Exception request. The site includes the proposed installation of additional solar arrays on the property located at 12 Magnolia Street, also known as Tax Map 103, Parcel 0550.

The Committee determined that the project will need to address all agency comments as specified in the attached review letters and at ESDR. It was determined by the Committee that the application may be scheduled for Board of Zoning Appeals review. Please submit all revised documents.

The next Board of Zoning Appeals meeting is scheduled for **Tuesday, March 17, 2026 at 9:00 am.** Submit any additional documentation to the Planning and Zoning Department no later than Tuesday, March 3rd at 1:00 pm. All files for presentation at the Board of Zoning Appeals need to be provided on a flash drive. In addition, provide a digital submittal (via email) of all supporting documents necessary for the Board of Zoning Appeals review, including **one paper copy**.

Please contact the Planning & Zoning Department at 410 822-1943 with any questions.
Sincerely,

Joseph A. Mayer
Plan Reviewer

EASTON UTILITIES

Life. Made better.™

Easton Utilities Commission

Plan Review Comments

Date: 02/09/26
To: Sierra Clem, Nancy Pinkney
From: Kia Gibbs on behalf of Aaron Goller, PE
Address: 12 Magnolia St
Project Name: Talbot County Board of Education
Phase: Sketch Site Plan
SUBM: 1
Status: **APPROVED**

Easton Utilities Commission has reviewed the above referenced plans and determined the plans are **"Approved".**

An **"Approved"** status means plans do not require resubmission where utilities are concerned.

Please contact Kia Gibbs, Engineering Administrative Support at kgibbs@eucmail.com should you have any questions.

TOWN OF EASTON
PLANNING & ZONING DEPARTMENT
P.O. Box 520
Easton, Maryland 21601
410-822-1943
www.EastonMD.gov

DATE: **February 10, 2026**
TO: **Katie Jester –** Sunrise Solar, Inc. (Agent)
Kevin Shafer - % Board of Education of Talbot County Maryland (Owner)
Cc: **Miguel Salinas –** Director of Planning & Zoning Department
Rick VanEmburgh – Town Engineer

FROM: **Joseph A. Mayer -** Plan Reviewer, Planning & Zoning Department
SUBJECT: **12 Magnolia Street - Talbot County Public Schools - Solar Array**

We reviewed the **January 23, 2026** Special Exception Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

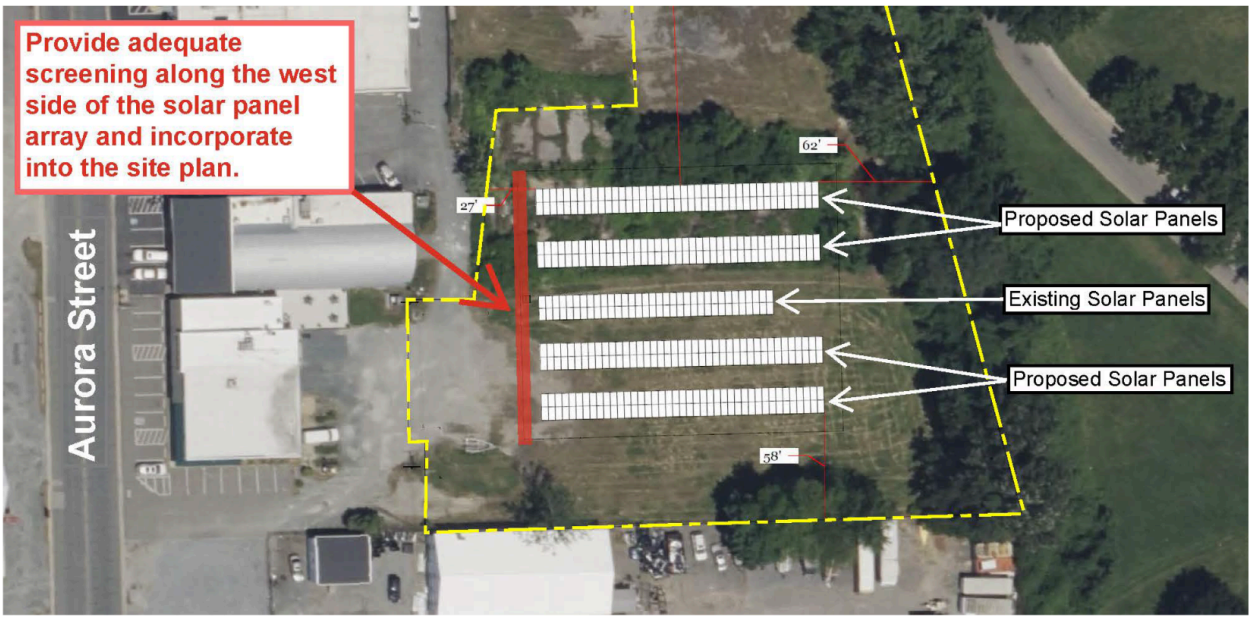
Review #1

1. The property is situated within the Town of Easton's R-10A Residential Zoning District, as defined by the Zoning Code and Map. A "solar panels array" is a permissible use in this district, provided it receives approval through a Special Exception granted by the Board of Zoning Appeals. Once the Special Exception is approved, the applicant can then submit all required Building Permits for review and approval.

2. A Fence Permit Application is required to be submitted to the Building Inspection Division for review.

3. The Board of Zoning Appeals (BOZA) approved the applicant's Special Exception request on August 16, 2022 (3-0) for the installation of a solar panel array within the R10A zoning district. This approval, granted under § Section 28-1007.4 (A) 13a of the Town's Zoning Ordinance, also covered the required screening from adjoining residential districts and public rights-of-way. However, the existing solar panels are currently visible from Aurora Street. A Site Plan depicting adequate screening along the west side of the solar panel array may be required pending Board of Zoning Appeals (BOZA) review/approval. **See attached markup below.**

Review Comment #3



Please contact me if you have any questions. Thank you.

TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: **February 24th, 2026**

TO: **Kevin Shaffer – Applicant**
Cc: **Rick Van Emburgh – Town Engineer**
Lynn Thomas – Town Planner
Aaron Goller – EUC
FROM: **Sierra Clem – Engineering Department**
SUBJECT: **Talbot County Board of Education**
BOZA - Solar Panels
Mount Pleasant Street

Our office has reviewed the Application for the Subject project received on 1/23/2026. Our office has no objection to the BOZA request application for the use of Solar Panels. Our office has the following comment:

1. Prior to installation, a Grading Permit is required. Stormwater management must be addressed for impacts associated with the solar Panel Installation when installation exceeds 5,000 square feet of disturbance. Please refer to the MDE Stormwater Design Guidance - Solar Panel Installations for reference.

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

Easton Staff Development Review Worksheet

Date: April 22, 2026
Project: 12 Magnolia Street
To: Katie Jester – Sunrise Solar, Inc. (Agent)
CC: Kevin Shafer – % Board of Education of Talbot County Maryland (Owner)

The Easton Staff Development Review (ESDR) Committee meeting was held on April 22nd at 11:00 am. Staff reviewed the proposed Special Exception request. The site includes the proposed installation of additional solar arrays on the property located at 12 Magnolia Street, also known as Tax Map 103, Parcel 0550.

The Committee determined that the project will need to address all agency comments as specified in the attached review letters and at ESDR. It was determined by the Committee that the application may be scheduled for Board of Zoning Appeals review. Please submit all revised documents.

The next Board of Zoning Appeals meeting is scheduled for **Tuesday, May 19, 2026 at 9:00 am.** Submit any additional documentation to the Planning and Zoning Department no later than Tuesday, April 28th at 1:00 pm. All files for presentation at the Board of Zoning Appeals need to be provided on a flash drive. In addition, provide a digital submittal (via email) of all supporting documents necessary for the Board of Zoning Appeals review, including **one paper copy**.

Please contact the Planning & Zoning Department at 410 822-1943 with any questions.
Sincerely,

Joseph A. Mayer
Plan Reviewer

TOWN OF EASTON
PLANNING & ZONING DEPARTMENT
P.O. Box 520
Easton, Maryland 21601
410-822-1943
www.EastonMD.gov

DATE: **April 20, 2026**
TO: **Katie Jester –** Sunrise Solar, Inc. (Agent)
Kevin Shafer - % Board of Education of Talbot County Maryland (Owner)
Cc: **Miguel Salinas –** Director of Planning & Zoning Department
Rick VanEmburgh – Town Engineer

FROM: **Joseph A. Mayer -** Plan Reviewer, Planning & Zoning Department
SUBJECT: **12 Magnolia Street - Talbot County Public Schools - Solar Array**

We reviewed the **April 1, 2026** Special Exception Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Review #2

1. Per § Section 28-1007.4 (A) 13a of the Town's Zoning Ordinance, solar panel arrays *shall be screened from adjoining residentially zoned districts and public rights-of-way. Screening shall be determined by the Board of Zoning Appeals.* The existing solar panels are currently visible from Aurora Street. A Site Plan depicting adequate screening along the west side of the solar panel array may be required pending Board of Zoning Appeals (BOZA) review/approval.

Please contact me if you have any questions. Thank you.

TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE:	**April 22nd, 2026**
TO:	**Kevin Shaffer – Applicant**
	Katie Jester - Applicant
Cc:	**Rick Van Emburgh – Town Engineer**
	Lynn Thomas – Town Planner
	Aaron Goller – EUC
FROM:	**Sierra Clem – Engineering Department**
SUBJECT:	**Talbot County Board of Education**
	BOZA - Solar Panels
	Mount Pleasant Street

Our office has reviewed the revised Application for the Subject project received on 4/1/2026. Our office has no objection to the BOZA request application for the use of Solar Panels.

A grading permit will be required prior to installation. Stormwater management has been addressed indicating that proposed disturbance is anticipated to be 2,325 SF which is under the 5,000 SF requirement for Stormwater management and therefore not required.

RECEIVED
JAN 22 2026
TOWN OF EASTON

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

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

☐ VARIANCE ☐ APPEAL ☑ SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	Mt. Pleasant Ave., Easton, MD 21601						
TAX MAP	0103	GRID	00EA	PARCEL	0550	LOT	1
DEED REFERENCE	LIBER	02412	FOLIO	00009			
PLAT REFERENCE	LIBER		FOLIO				
EXISTING USE	Exempt Commercial						
ZONING DISTRICT	R10A						

HISTORIC DISTRICT Y ☐ N ☑ Planned Redevelopment District Y ☐ N ☑

OWNER

NAME	Board of education of Talbot county
MAILING ADDRESS	P.O. Box 1029, Easton, MD 21601
TELEPHONE NO.	[redacted] EMAI[redacted]

APPLICANT OR AGENT

NAME	Sunrise Solar INC Katie Jester
MAILING ADDRESS	6408 Church Hill RD Chestertown, MD 21620
TELEPHONE NO.	[redacted] EMAI[redacted]

Surveyor / Engineer

NAME	
License Number and Experation	
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	Katie Jester
Date	1/22/2026
PRINTED NAME OF APPLICANT OR AGENT	Katie Jester

For Office Use Only

Project Number	SE 26 - 02	Fee Received	$700.00
Application Number	SE - 1636	Application Notification	05/01/2026
Filing Date	01/22/2026	Property Posting Date	05/01/2026
BOZA Hearing Date	05/19/2026	Notice(s) Published	05/02/2026
If ESDR, Date	04/22/2026		

Revised 11-2023

Statement of Operation

The proposed project consists of an expansion of an existing solar energy facility serving the **Board of Education of Talbot County** at Mt. Pleasant Avenue. The expansion will add a **208.3 kW ground-mounted solar photovoltaic system**, consisting of **328 Qcell 635-watt panels, Chint SCA60KTL-DO/US-480 inverter(s)**, and **steel racking**. The system will be arranged in **four additional arrays**, bringing the total number of arrays at this location to five.

The solar facility operates only during daylight hours and is fully automated. It requires no permanent on-site staff, does not generate noise, and will not increase traffic. The purpose of the expansion is to further reduce electricity costs for Talbot County public schools and to increase the use of renewable energy at an existing institutional facility.

Findings of Fact

a. The proposed use conforms in all aspects to the minimum requirements of the district in which it is located.

The proposed solar expansion complies with all applicable dimensional, setback, height, and performance standards of the zoning district. Ground-mounted solar is not permitted by right and is therefore appropriately reviewed as a **special exception**, for which this application is submitted. No variances are requested.

---

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

The solar facility produces no emissions, noise, glare, or hazardous conditions. Its operation will not adversely affect public health, safety, or the general welfare of nearby residents or businesses.

---

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 exception.

The solar system will interconnect with **Easton Utilities** and will comply with all applicable interconnection standards and utility regulations. The project does not require additional public services and will provide electricity directly supporting Talbot County public schools.

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d. The proposed use will not create congestion in the streets or undue traffic hazards, and adequate egress and ingress are provided.

The solar expansion does not generate daily traffic. Occasional service visits will be minimal and will not affect local roadways, traffic flow, or site access.

---

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.

The solar installation generates no smoke, odor, or noise and will not alter existing drainage patterns. Access to the site will remain adequate and unchanged.

---

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

The surrounding area consists primarily of commercial warehousing and retail uses. The site already contains an existing ground-mounted solar array. The proposed expansion is consistent with the existing use and character of the area.

---

g. The proposed use shall be in conformity with the provisions of the Easton Comprehensive Plan.

The project supports the goals of the Easton Comprehensive Plan by promoting renewable energy, reducing public operating costs, and making efficient use of already-developed land. The additional solar arrays are compatible with existing on-site and nearby uses and are customarily found in conjunction with institutional and commercial development.

Talbot County Board of Education – Solar Array Expansion
12 Magnolia Street – Tax Map 103 Parcel 550
Applicant: Sunrise Solar Inc.
Response to ESDR Staff Review Comments
Date: 3/31/26

The following responses address the comments provided by the Town of Easton Planning & Zoning Department and Engineering Department in the Staff Development Review dated February 25, 2026.

Planning & Zoning Comments

Comment 1

The property is located within the R-10A Residential Zoning District where solar panel arrays are permitted by Special Exception approval from the Board of Zoning Appeals.

Response:
Acknowledged. The applicant is requesting approval for an expansion to the previously approved Special Exception granted by the Board of Zoning Appeals on August 16, 2022 for installation of a solar panel array on the subject property.

Comment 2

A Fence Permit Application is required to be submitted to the Building Inspection Division for review.

Response:
A Fence Permit Application has been completed and is included with this resubmittal package for review by the Building Inspection Division.

Comment 3

The previously approved solar array required screening from adjoining residential districts and public rights-of-way. Existing panels are visible from Aurora Street. A Site Plan depicting adequate screening along the west side of the solar panel array may be required pending BOZA review.

Response:
To address visibility from Aurora Street, the proposed fence along the west side of the solar array will include privacy slats designed to screen the solar panels from public view. The updated site plan identifies the location of the fence and screening to ensure compliance with the screening requirements previously established during the August 16, 2022 Board of Zoning Appeals approval.

Additional Site Plan Clarification

Off-Site Parking Easement

Response:
The proposed solar array layout has been revised to ensure that all arrays are located outside of the existing off-site parking easement area. The updated site plan reflects the revised layout.

Engineering Department Comments

Comment 1

Prior to installation, a Grading Permit is required. Stormwater management must be addressed for solar installations exceeding 5,000 square feet of disturbance.

Response:
A Grading Permit Application has been included with this resubmittal.

The revised layout minimizes ground disturbance by locating the majority of the solar array on the existing concrete pad. Only approximately **2,325 square feet of the system will be installed on previously undisturbed ground**, which is below the 5,000 square foot disturbance threshold requiring a formal stormwater management plan.

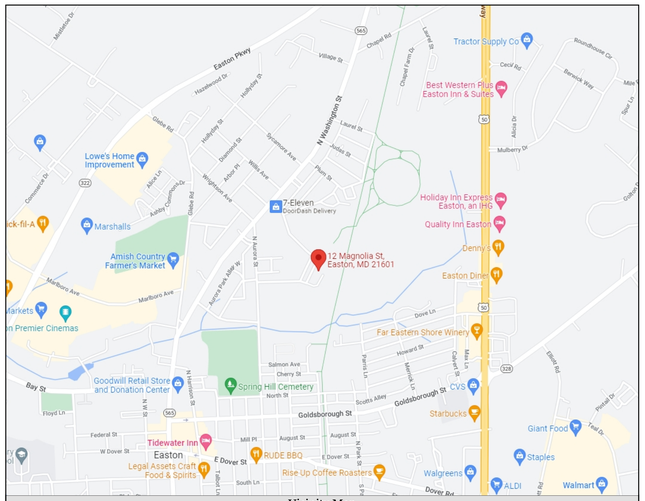
Per the **Maryland Department of the Environment Solar Panel Stormwater Design Guidance**, a minimum of **15 feet of vegetated disconnected surface** will be provided between solar arrays installed on pervious surfaces.

The array located on the existing concrete pad will maintain the same 15-foot separation between rows; however, vegetation will not be installed in this area as the existing concrete surface will remain in place and is not proposed to be removed or modified.

Additionally, the project will **not alter the existing site grading**, and therefore no change to existing drainage patterns is anticipated.

Commercial Solar Array System Summary	
System Size:	208.3 kW (DC)
	180 kW (AC)
Modules Type:	QCell 635 Watt
Module Quantity:	328
Mounting System:	Fixed Tilt Ground Mount
Tilt Angle:	25°
Monitoring System:	Chint Flex Gateway
Inverters:	(3) 60 kW Chint Power Systems
Utility:	Easton Utility
PROGRESS DRAWING	PERMIT
All contents is subject to change	

SHEET NUMBER	SHEET NAME
Sheet 001	Perspective
Sheet 002	Plot
Sheet 003	Array/Fence
Sheet 004	Single Line
Sheet 005	Plot Layout
Sheet 006	
Sheet 007	
Sheet 008	
Sheet 009	
Sheet 010	
Sheet 011	
Sheet 012	
Sheet 013	
Sheet 014	
Sheet 015	



Vicinity Map

Property Map

21 Perspective
Scale: 0" : 0"

Talbot County Public Schools

N

Talbot County Public Schools
12 Magnolia St
Easton, MD 21601

Proprietary and Confidential
The information contained in the drawing is the property of Sunrise Solar Inc.
Any reproduction in part or as a whole without the written permission of
Sunrise Solar Inc. is prohibited.

Sunrise Solar Inc.
6408 Church Hill Rd
Chestertown, MD 21620
www.sunrisesolarmd.com

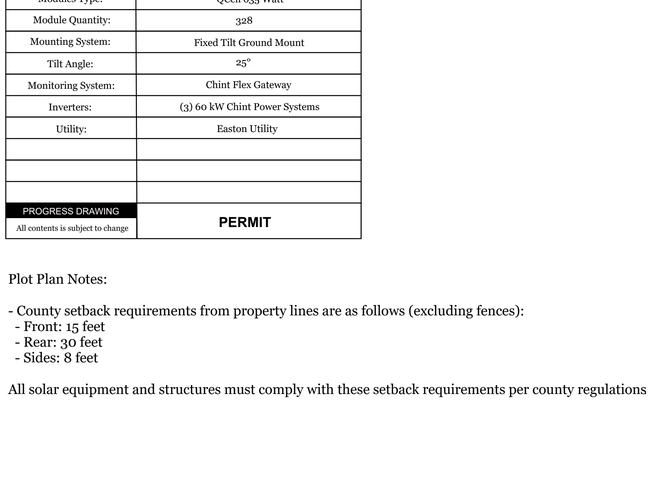
March 30, 2026

Commercial Solar Array System Summary	
System Size:	208.3 kW (DC)
	180 kW (AC)
Modules Type:	QCell 635 Watt
Module Quantity:	328
Mounting System:	Fixed Tilt Ground Mount
Tilt Angle:	25°
Monitoring System:	Chint Flex Gateway
Inverters:	(3) 60 kW Chint Power Systems
Utility:	Easton Utility
PROGRESS DRAWING	PERMIT
All contents is subject to change	

Plot Plan Notes:

- County setback requirements from property lines are as follows (excluding fences):
  - Front: 15 feet
  - Rear: 30 feet
  - Sides: 8 feet

All solar equipment and structures must comply with these setback requirements per county regulations



Property Map

02 Plot
Scale: 1" : 60'

N

Talbot County Public Schools
12 Magnolia St
Easton, MD 21601

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Sunrise Solar Inc.
6408 Church Hill Rd
Chestertown, MD 21620
www.sunrisesolarmd.com

March 30, 2026

Commercial Solar Array System Summary	
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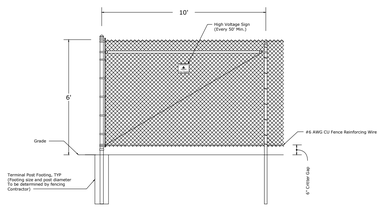
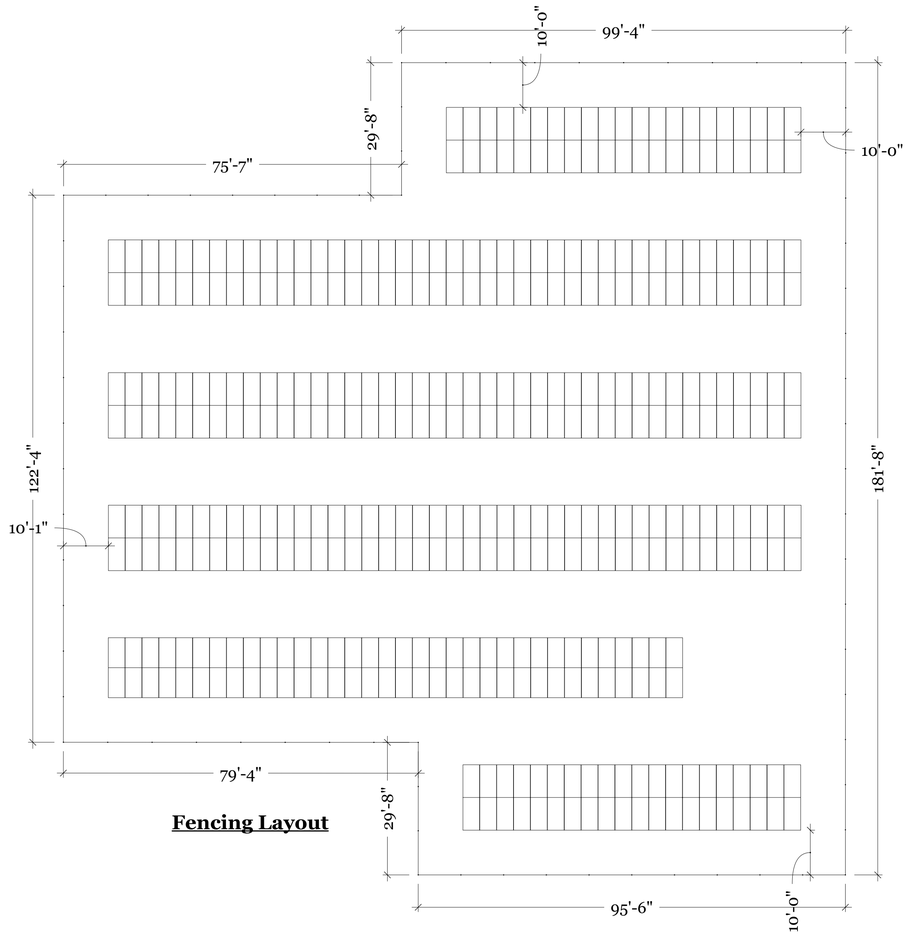
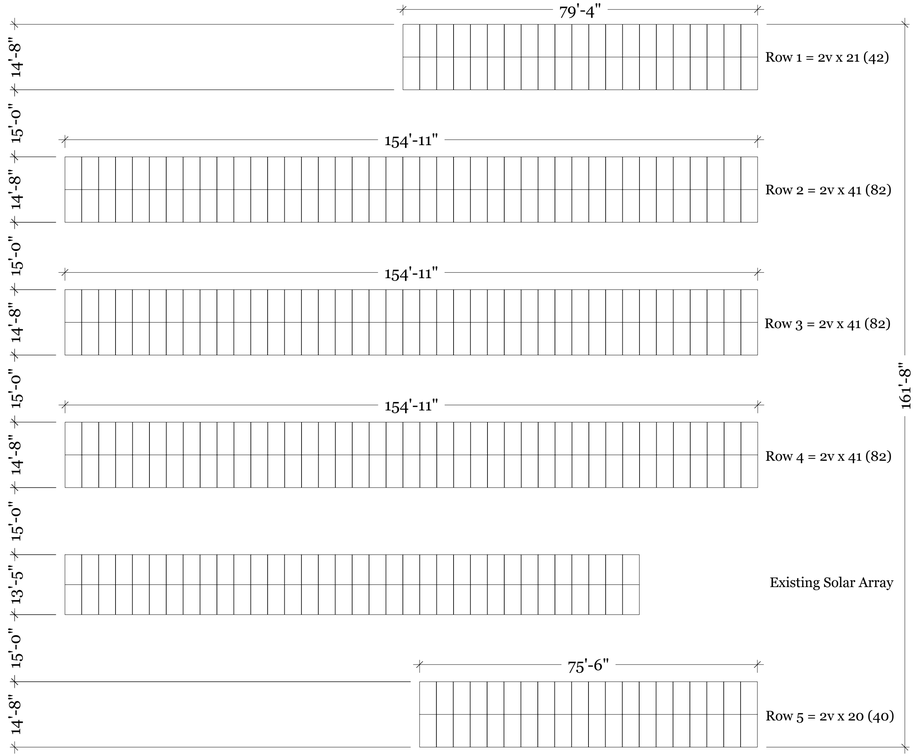
Modules Type:	QCell 635 Watt
Module Quantity:	328
Mounting System:	Fixed Tilt Ground Mount
Tilt Angle:	25°
Monitoring System:	Chint Flex Gateway
Inverters:	(3) 60 kW Chint Power Systems
Utility:	Easton Utility
PROGRESS DRAWING	**PERMIT**
All contents is subject to change	



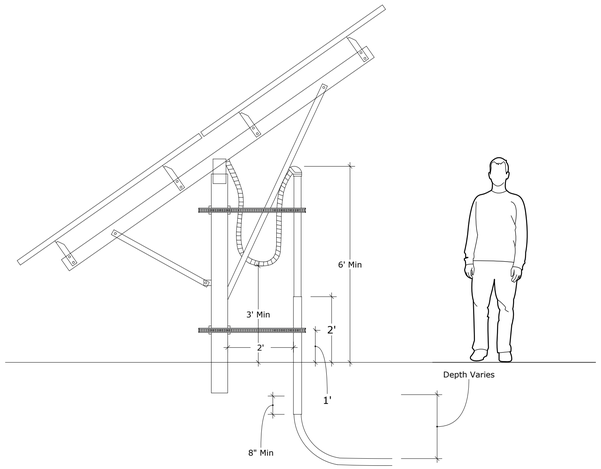
6' Fence Detail



Fencing Layout



Array Layout



13 Array/Fence
Scale: 1/16" : 1'

Talbot County Public Schools
12 Magnolia St
Easton, MD 21601

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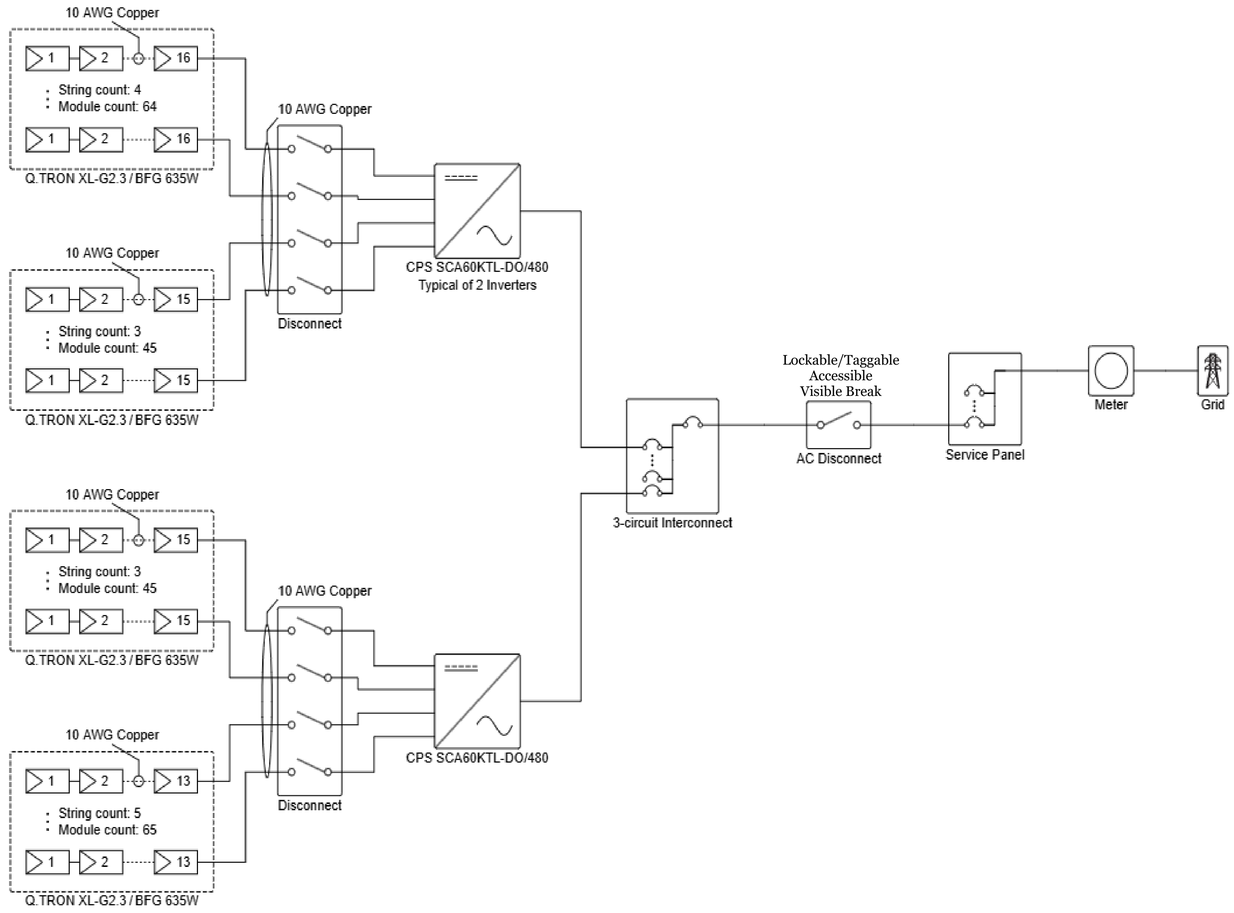
Sunrise Solar Inc.
6408 Church Hill Rd
Chestertown, MD 21620
www.sunrisesolarmd.com

March 30, 2026

Commercial Solar Array System Summary	
System Size:	208.3 kW (DC)
	180 kW (AC)
Modules Type:	QCell 635 Watt
Module Quantity:	328
Mounting System:	Fixed Tilt Ground Mount
Tilt Angle:	25°
Monitoring System:	Chint Flex Gateway
Inverters:	(3) 60 kW Chint Power Systems
Utility:	Easton Utility
PROGRESS DRAWING	PERMIT
All contents is subject to change	



Module Specifications	
328x Qcells Q.TRON XL-G2.3 / BFG 635W	
STC Rating	635 W
Vmp	48.09 V
Imp	13.21 A
Voc	57.51 V
Isc	13.93 A

Inverter Specifications	
3x Chint CPS SCA60KTL-DO/480	
Max AC Power Rating	60 kW
Max Input Voltage	1,000 V
Min AC Power Rating	0 W
Min Input Voltage	200 V

Wire Schedule		
Tier	Wire	Length
String	22x 10 AWG	3204ft

04 Single Line
Scale: 0" : 0"

Talbot County Public Schools
12 Magnolia St
Easton, MD 21601

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March 30, 2026

Commercial Solar Array System Summary	
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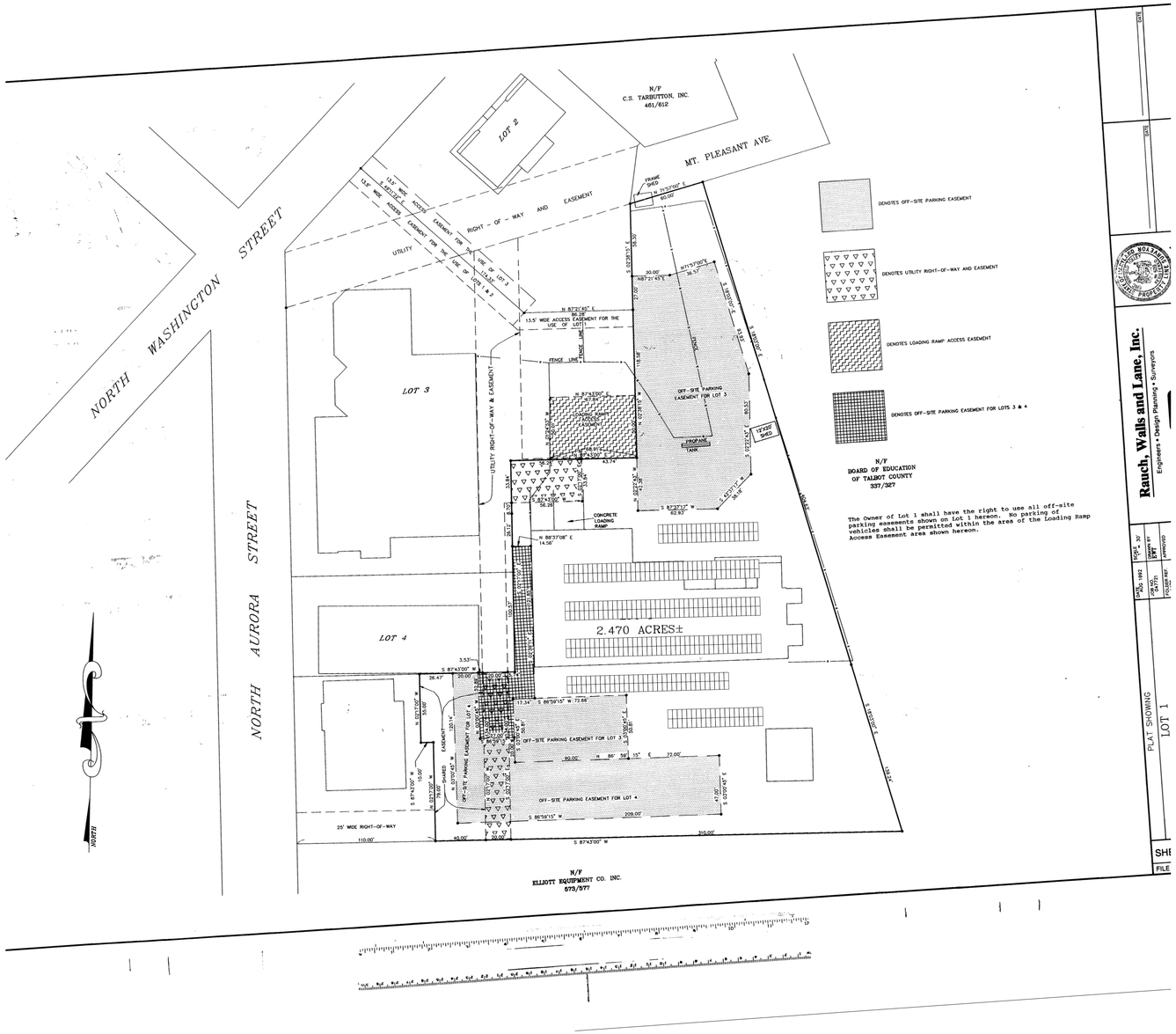
PROGRESS DRAWING	**PERMIT**
All contents is subject to change	



15 Plot
Scale: 1" : 50'

Talbot County Public Schools 12 Magnolia St Easton, MD 21601	**Proprietary and Confidential** The information contained in the drawing is the property of Sunrise Solar Inc. Any reproduction in part or as a whole without the written permission of Sunrise Solar Inc. is prohibited.	**Sunrise Solar Inc.** 6408 Church Hill Rd Chestertown, MD 21620 www.sunrisesolarmd.com March 30, 2026

Commercial Application for Building Permit

APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION. A Commercial Building Permit Assistance Bulletiin is available and or the Building Inspection Division can answer questions regarding the completion of this application. Additional Applications are required for Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical work. Applicants should also contact the following offices for additional requirements: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. This application must be accompanied by three sets of construction documents prepared by a registered design professional.

Revised Dec. 2023

Town of Easton
Building Inspection Division
14 S. Harrison St.
Easton, MD 21601
Phone: 410-822-2526
Fax: 410-822-8738

Office Use Only

Received Date ____ / ____ / ____

Building Permit Number ____

Total Permit Fees $ ____

Part 1: Property Information

	Project Application Date	0103	Tax Map
		00EA	Grid
MT. Pleasant Ave.	Project's Address	0550	Parcel
	Project's Subdivision (if any)	1	Lot
Easton, MD 21601	Project's City, State and Zip Code		Zoning

Indicate if the Project is located within the Overlay District's below:

☐ Planned Redevelopment ☐ Historic ☐ Critical Area ☐ Planned Unit Development ☐ Planned Health Care

Part 2: Owner - Tenant Information

Owner

Board of education of Talbot county	Name
P.O. Box 1029	Address
Easton, MD 21601	City, State and Zip Code
kshafer@talbotschools.org 410-822-0330	Email Address and Phone Number

Tenant Information

For a Multiple Occupancy Building provide tenants information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Occupied Square Footage

Part 3: Certification

The applicant hereby certifies by completing this application as follows: (1) "I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their agent." (2) "That the information contained in the application and construction documents is a full disclosure of the project." (3) "That the information contained in the application and construction documents is in compliance with all applicable covenants and or deed restrictions."

The applicant further certifies if a permit is issued as follows; (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property not specifically in this application and construction documents." and (3) "That the Town Officials shall have the authority to enter areas covered by such permit to enforce the codes applicable to such permit.".

Katie Jester
Signature of Applicant

Sunrise Solar INC Katie Jester
Printed Name of Applicant

443-988-9238
Telephone Number

katie@sunrisesolarmd.com
Email Address

Contractor
Connection with Application

6408 Church Hill RD Chestertown, MD 21620
Mailing Address of Applicant

Part 4: Contractor Information

General Contractor

For Multiple Contractors, provide information by attaching additional sheets

Sunrise Solar INC	Name
P.O. Box 898	Address
Chestertown, MD 21620	City, State and Zip Code
katie@sunrisesolarmd.com 443-988-9238	Email Address and Phone Number
MHIC 130696	Contractor's or MHIC and/or MHBR License Numbers

Mechanical Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Maryland HVACR License Number

Plumbing Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Maryland, Talbot and/or Easton Plumbing License Number

Electrical Contractor

For Multiple Contractors, provide information by attaching additional sheets

Smartech Electrical Inc	Name
6512 Church Hill RD	Address
Chestertown, MD 21620	City, State and Zip Code
victor@smartechelectrical.com 443-282-0176	Email Address and Phone Number
MD 13700, Talbot 18-160	Talbot County Electrical Registration Number

Sprinkler Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	MHIC & Sprinkler License Number

Part 5: Permit Information

Upon receipt of the Building Permit the permit shall be posted on site and work covered by that permit may commence. Every permit issued shall become: invalid unless the work is commenced within 180 days after the permit's issuance or expired if the commenced work is suspended or abandoned for a period greater than 180 days from the last inspection. Validation of commencement shall be through required inspections and, suspension or abandonment shall be through periodic departmental inspections. All permits shall expire 630 days from the date of their issuance. The Code Official is authorized to grant, in writing, one or more extensions of time, for periods not exceeding 90 days each. All extension shall be requested in writing with justifiable cause demonstrated. One set of approved Construction Documents must be on site at all times.

It shall be the duty of the holder of the Building Permit or their duly authorized agent to: notify the Building Inspection Division when work is ready for inspection, to provide access to such work and means for the inspections of such work, for all required inspections. Inspection requests shall be made twenty-four hours in advance of the work being ready. Requested inspections will be made on the next available business day, prior to the end of business. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Inspection Division.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building, structure or portion thereof shall be made until the Code Official has issued a Certificate of Occupancy. Prior to the issuance of a Certificate of Occupancy, the Building Inspection Division shall have received all required approval from the following offices: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. All required inspections for Building, Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical permits associated with the building structure or portion thereof shall have been approved. The Building Inspection Division shall also have received final reports from all third party inspection agencies for special inspections and a certified location survey plat.

Part 6: Square Footages by Floor for Classification of Work

Classification of Work	Basement	First	Second	Third	Fourth
New Construction or Addition		8,990			
Change of Occupancy					
Alteration Level 3					
Alteration Level 2					
Alteration Level 1					
Repairs					
Demolition					
Unaltered					
Total Building Floor		8,990			

Part 7: Building Information

Occupancy Design

- ○ Single Occupancy
- ○ Multiple Occupancies

Occupancy Separation

- ○ Single Occupancy
- ○ Non-Separated
- ○ Separated

Fire Protection

- ○ No Sprinklers
- ○ Partially Sprinklered
- ○ Fully Sprinklered

Number of Fire Areas

- ○ Single Fire Area
- ○ _____ Fire Areas

Part 8: Square Footages by Floor for Occupancy Classification

Occupancy Classification	Basement	First	Second	Third	Fourth
Assembly					
Business					
Educational					
Factory and Industrial					
High Hazard					
Institutional					
Mercantile					
Residential					
Storage					
Utility and Miscellaneous		8,990			
Total Building Floor		8,990			

Part 9: Fire Resistance Rating for Building Elements

Complete Information for One Construction Type Only

Occupancy Classification	Structural Frame	Bearing Walls Exterior/Interior	Non-Bearing Walls Exterior/Interior	Floor Construction	Roof Construction
Type I - Noncombustible					
Type II - Noncombustible					
Type III - Noncombustible					
Type IV - Heavy Timber					
Type V - Combustible					

Part 10: Total Project Information

Estimated Start Date	Estimated Finish Date	Estimated Project Value	FEMA Flood Plain
4 / 1 / 2026	7 / 30 / 2026	$ 492,064.00	Y or N

Part 11: Description of Proposed Work

Install 208.3 KW ground mounted solar system 8,990 Sq. Ft. 328 Qcell 635 watt panels, Chint inverter SCA60KTL-DO/US-480, Steal racking.

All but 2,325 sf of the system will be located on the existing concrete pad.

Installing 712 LFT of 6 ft high chain-link fence the west side will have privacy slats

Office Use Only

Building Dept - General Info.

- O Received Date ___ / ___ / ___
- O Permit # _____
- O Permit Fee $ _____

Planning & Zoning - General Info.

- O Not Applicable
- O Town Impact $ _____
- O County Receipt Received

Engineering Dept Application

- O Not Applicable
- O Grading Permit # _____
- O ROW Permit # _____

HDC Application

- O Not Applicable
- O Yes - In Review
- O Yes - Approved

Approval

- O Date ____ / ____ / ____
- O BD Initials _____

Approval

- O Date ____ / ____ / ____
- O P&Z Initials _____

Approval

- O Date _____ / _____ / _____
- O Eng. Initials _____

Approval

- O Date ____ / ____ / ____
- O HDC Initials _____

EUC Approval / Comments

- O Date ____ / ____ / ____
- O EUC Initials _____

Revised Dec 2023

Application for Fences, Swimming Pools & Spas

APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION. The Building Inspection Division can answer questions regarding the completion of this application. Additional applications for pools and spas are required for Plumbing, Mechanical and Electrical work. This application must be accompanied by three sets of site plans and details for the fence, pool and/or spa, and a description of the proposed work. All applications for the installation of fencing within a forest conservation area must be accompanied by a summary of the proposed construction techniques and measures being taken to reduce impacts to existing vegetation. Fence styles currently permitted within these easements are a 4-foot high wooden, 3-rail split-rail fence or in some limited cases a 4-foot high paddock style fence.

Revised Dec. 2023

Town of Easton
Building Inspection Division
14 S. Harrison St.
Easton, MD 21601
Phone: 410-822-2526
Fax: 410-822-8738

Office Use Only

Received Date ____ / ____ / ____

Building Permit Number ____

Total Permit Fees $ ____

Part 1: Project Information

	Project Application Date	0103	Tax Map
		00EA	Grid
MT. Pleasant Ave.	Project's Address	0550	Parcel
	Project's Subdivision (if any)	1	Lot
Easton, MD 21601	Project's City, State and Zip Code		Zoning

Confirm the Project Work Area in Square Footage

	Fence 712 LFT		Above-Ground Swimming Pool
	In-Ground Swimming Pool		Spa or Hot Tub

Part 2: Owner - Tenant Information

Owner

Board of education of Talbot county	Name
P.O. Box 1029, Easton, MD 21601	Address
Easton, MD 21601	City, State and Zip Code
	Email Address and Phone Number

Tenant Information

For a Multiple Occupancy Building provide tenants information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Occupied Square Footage

Part 3: Certification

The applicant hereby certifies by completing this application as follows: (1) "I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I am the contractor in charge of the project and have been authorized by the owner to make this application as their agent." (2) "That the information contained in the application and construction documents is a full disclosure of the project." (3) "That the information contained in the application and construction documents is in compliance with all applicable covenants and or deed restrictions."

The applicant further certifies if a permit is issued as follows; (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property not specifically in this application and construction documents." and (3) "That the Town Officials shall have the authority to enter areas covered by such permit to enforce the codes applicable to such permit.".

Katie Jester	Katie Jester	
Signature of Applicant	Printed Name of Applicant	
		Contractor
Telephone Number	Email Address	Connection with Application

P.O. Box 898, Chestertown, MD 21620

Mailing Address of Applicant

Part 4: Contractor Information

Fencing Contractor

For Multiple Contractors, provide information by attaching additional sheets

Sunrise Solar INC	Name
P.O. Box 898	Address
Chestertown, MD 21620	City, State and Zip Code
	Email Address and Phone Number
MHIC 130696	Contractor's or MHIC License Numbers

Pool / Spa Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Contractor's or MHIC License Numbers

Plumbing / Gas Fitter Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Maryland, Talbot and/or Easton Plumbing License Number

Electrical Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Talbot County Electrical Registration Number

Part 5: Permit Information

Upon receipt of the Building Permit the permit shall be posted on site and work covered by that permit may commence. Every permit issued shall become: invalid unless the work is commenced within 180 days after the permit's issuance or expired if the commenced work is suspended or abandoned for a period greater than 180 days from the last inspection. Validation of commencement shall be through required inspections and, suspension or abandonment shall be through periodic departmental inspections. All permits shall expire 630 days from the date of their issuance. The Code Official is authorized to grant, in writing, one or more extensions of time, for periods not exceeding 90 days each. All extension shall be requested in writing with justifiable cause demonstrated. One set of approved Construction Documents must be on site at all times.

It shall be the duty of the holder of the Building Permit or their duly authorized agent to: notify the Building Inspection Division when work is ready for inspection, to provide access to such work and means for the inspections of such work, for all required inspections. Inspection requests shall be made twenty-four hours in advance of the work being ready. Requested inspections will be made on the next available business day, prior to the end of business. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Inspection Division.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building, structure or portion thereof shall be made until the Code Official has issued a Certificate of Occupancy. Prior to the issuance of a Certificate of Occupancy, the Building Inspection Division shall have received all required approval from the following offices: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. All required inspections for Building, Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical permits associated with the building structure or portion thereof shall have been approved. The Building Inspection Division shall also have received final reports from all third party inspection agencies for special inspections and a certified location survey plat.

Part 6: Description of Proposed Work

Installing 712 LFT of 6 ft high chain-link fence the west side will have privacy slats

Part 7: Total Project Information

____ / ____ / _____	_____ / ____ / _____	$ 26,000	FEMA Flood Plain
Estimated Start Date	Estimated Finish Date	Estimated Project Value	Y or N

Office Use Only

Building Dept - General Info.	Planning & Zoning - General Info.	Engineering Dept Application	HDC Application
O Received Date ___ / ___ / ___	O Not Applicable	O Not Applicable	O Not Applicable
O Permit # _____	O Town Impact $ _____	O Grading Permit # _____	O Yes - In Review
O Permit Fee $ _____	O County Receipt Received	O ROW Permit # _____	O Yes - Approved
Approval	**Approval**	**Approval**	**Approval**
O Date ____ / ____ / ____	O Date ____ / ____ / ____	O Date ____ / ____ / ____	O Date ____ / ____ / ____
O BD Initials _____	O P&Z Initials _____	O Eng. Initials _____	O HDC Initials _____

EUC Approval / Comments: Date: _____ / _____ / _____ EUC Initials: _____

Revised Dec. 2023

Application for Grading Permit

Town of Easton
Engineering Department
14 South Harrison Street
Easton, Maryland 21601
Telephone 410-820-8822

A Grading Permit is required for all new single family homes, OR any site disturbing 4,000 or more sq.ft of land by cut or fill, OR 100 cubic yards cut & fill.
Additional Applications are required for ROW Access, and Building Construction. This application must be accompanied by three sets of construction documents prepared by a registered design professional.

Office Use Only
Received Date _____ / _____ / _____
Permit Number _____
Total Permit Fees $ _____

Part 1: Site Information

	Application Date	0103	Tax Map
MT. Pleasant Ave.	Site Address	00EA	Grid
	Subdivision (if any)	0550	Parcel
Easton, MD 21601	City, State and Zipcode	1	Lot
Indicate if the Project is located within the Overlay District's Below:			Zoning

	Planned Redevelopment		Historic		Critical Area		Planned Unit Development		Planned Health Care

Part 2: Owner Information

Board of education of Talbot county	Property Owner(s)
P.O. Box 1029	Address
Easton, MD 21601	City, State and Zip Code
	E-Mail and Telephone Number

Part 3: Certification

Upon receiving the approved Grading Permit, work may commence. A Grading Permit will expire if work is not started within 6 months of Approval Date or if work is not completed within one (1) year of Approval Date. A Grading Permit extension must be requested in writing prior to expiration date(s).
An approved Sediment Erosion Control Plan by the Talbot Soil Conservation District (SCD) and a Storm Water Management Plan (SWM) which has been approved by the Town Engineer must be issued prior to issuing a Grading Permit.
The Grading Permit may be waived by the Town Engineer on a case-by-case basis for any Project that does not disturb over 5,000 square feet of land area. In addition, a Project that does not disturb over 5,000 square feet of land area does not require SCD and SWM approvals for this Application.
The applicant hereby certifies and agrees as follows: (1) that he/she is authorized to make this application; (2) that the information is correct; (3) that he/she will comply with all regulations of the Town of Easton which are applicable hereto; (4) that he/she will perform no work on the above property not specifically in this application; (5) that he/she grants Town Officials the right to enter onto the property for the purpose of inspecting work permitted and posting notices.

Katie Jester	Katie Jester
Signature of Applicant	Printed Name of Applicant

Applicant Information

Sunrise Solar INC Katie Jester	Company/ Contact
P.O. Box 898	Address
Chestertown, MD 21620	City, State and Zip Code
	E-Mail and Telephone Number

Part 4: Contractor Information

Sunrise Solar INC	Company / Contact
P.O. Box 898	Address
Chestertown, MD 21620	City, State and Zip Code
	E-Mail and Telephone Number
MHIC 130696	License Numbers

Part 5: Project Details

Total Site Area		Estimated Start Date	
Total Area Disturbed		Estimated Completion Date	
Talbot Soil Conservation Approval Date			

Part 6: Description of Proposed Work

Install 208.3 KW ground mounted solar system 8,990 Sq. Ft. All post are pounded.
328 Qcell 635 watt panels, Chint inverter SCA60KTL-DO/US-480, Steal racking.All but 2,325 sf of the system will be located on the existing concrete pad.

Part 7: Required Submittals Prior to Grading Permit Approval

Single Lot Plan	Site Development Plan
☐ Completed Grading Permit Application	☐ Completed Grading Permit Application
☐ 2 Copies of Single Lot Site Plan and Erosion and Sediment Control Plan	☐ Digital Copy of Signed Approved Plan Set
☐ Fee	☐ Fee
☐ Copy of Talbot Soil Conservation District Approval letter.	☐ Talbot Soil Conservation District Signature on Plan and Copy of Approval letter
Single Lot Site Plan Requirements and Information:	**For All Plan Reviews (As Applicable)**
• Drawn to standard Engineering scale of 1"=10', 1"=20', 1"=50', etc. with scale noted on plan.	• SWM Easement and Declaration of Covenants Recorded
• The Site Plan and all existing and proposed structures and improvements including accessory utility equipment (ex: HVAC Units) shall be drawn to the same scale.	• Public Works Argeement Recorded
• Location and dimensions of all roads, easements, property lines and natural features. Label each item.	• Utility Easements Recorded
• Setbacks from property boundary lines, shorelines, streams, and wetlands to the proposed structures.	• Completed Cost Estimate Form
• The location of the driveway, labeled existing or proposed.	• SWM and ROW Surety/Bond/ Letter of Credit/ Cash Agreement (to follow approved Cost Estimate)
• Elevations including finish floor elevation, proposed grade elevations at building corners, driveway corners, etc.	• Copy of SHA Access Agreement
• Direction of proposed drainage and associated slope.	• MDE Non-Tidal Wetland Permit No. _____
• Proposed and existing countour lines.	MDE NPDES Notice of Intent No. _____
• Examples of Single Lot Plans can be provided upon Request.	

Part 8: Permit Information - Inspections

It shall be the duty of the holder of the Grading Permit or their duly authorized agent to : notify the Engineering Department when work is ready for inspections of such work and means for the inspections of such work, for all required inspections. Inspection requests shall be made twenty-four hours in advance of the time for the requested inspection. Final Site inspections should be requested at least 2 weeks prior to Occupancy Inspection.

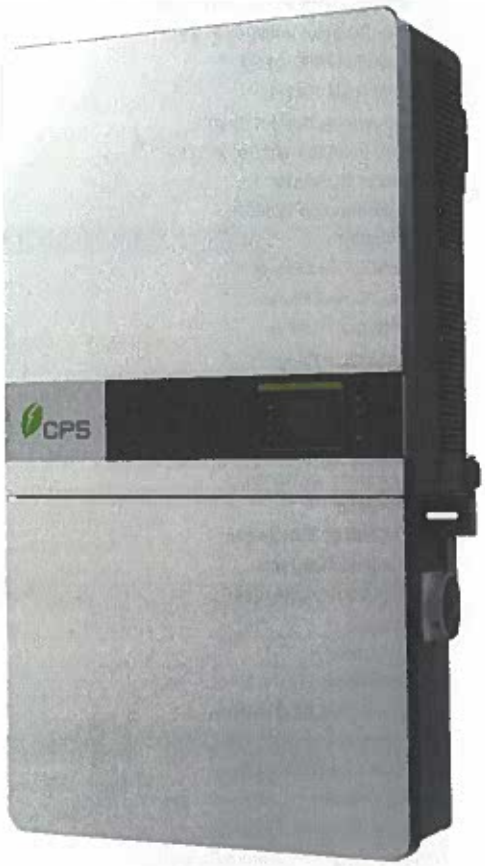
Office Use Only

☐ Permit Number _____ Date of Approval _____

☐ Fee _____ Date of Approval _____

50/60kW, 1000Vdc String Inverters for North America

The 50 & 60kW medium power CPS three phase string inverters are designed for ground mount, large rooftop and carport applications. The units are high performance, advanced and reliable inverters designed specifically for the North American environment and grid. High efficiency at 98.8% peak and 98.5% CEC, wide operating voltages, broad temperature ranges and a NEMA Type 4X enclosure enable this inverter platform to operate at high performance across many applications. The CPS 50/60kW products ship with either the standard wire-box or the H4 style wire-box, each fully integrated and separable with touch safe fusing, monitoring, and AC and DC disconnect switches. The CPS Flex Gateway enables monitoring, controls and remote product upgrades.



CPS SCA50KTL-DO/US-480
CPS SCA60KTL-DO/US-480

Key Features

- NEC 2014 compliant & UL listed Arc-Fault circuit protection
- 0-90° Mounting orientation for lay flat roof installs
- Touch safe DC Fuse holders adds convenience and safety
- CPS Flex Gateway enables remote FW upgrades
- Integrated AC & DC disconnect switches
- Optional factory installed H4 connectors
- 3 MPPT's with 5 inputs each for maximum flexibility
- Copper and Aluminum compatible AC connections
- NEMA Type 4X outdoor rated, tough tested enclosure
- Advanced Smart-Grid features (Rule 21, HECO compatible)
- Separable wire-box design for fast service
- Standard 10 year warranty with extensions to 20 years
- Generous 1.5 DC/AC Inverter Load Ratio

50/60kW Standard Wire-box

50/60kW H4 Wire-box

Intertek 4004522
Conforms to UL Std. 1741
Cert. to CSA Std. C22.2 No. 107.1-01

This device complies with part 15 of the FCC Rules

© CHINT POWER 2017/01-MKT NA

Chint Power Systems America
7060 Koll Center Parkway, Suite 318 Pleasanton, CA 94566
Tel: 855-584-7168 Mail: AmericaSales@chintpower.com Web: www.chintpowersystems.com

Model Name	CPS SCA50KTL-DO/US-480	CPS SCA60KTL-DO/US-480
DC Input		
Max. PV Power	75kW (25kW per MPPT)	90kW (30kW per MPPT)
Max. DC Input Voltage	1000Vdc	
Operating DC Input Voltage Range	200-950Vdc	
Start-up DC Input Voltage / Power	330V / 80W	
Number of MPP Trackers	3	
MPPT Voltage Range	480-850Vdc	540-850Vdc
Max. Operating Current (Imp)	108A (36A per MPPT)	114A (38A per MPPT)
Max. PV Input Current (Isc x 1.25)	180A (60A per MPPT)	
Number of DC Inputs	15 inputs, 5 per MPPT	
DC Disconnection Type	Load rated DC switch	
AC Output		
Rated AC Output Power	50kW	60kW
Max. AC Output Power	50kVA	60kVA
Rated Output Voltage	480Vac	
Output Voltage Range[1]	422 - 528Vac	
Grid Connection Type	3Φ / PE / N	
Nominal AC Output Current @480Vac	60.2A	72.2A
Rated Output Frequency	60Hz	
Output Frequency Range[1]	57 - 63Hz	
Power Factor	>0.99 (±0.8 adjustable)	
Current THD @ Rated Load	<3%	
AC Disconnection Type	Load rated AC switch	
System and Performance		
Topology	Transformerless	
Max. Efficiency	98.8%	
CEC Efficiency	98.5%	
Stand-by / Night Consumption	<30W / <1W	
Environment		
Enclosure Protection Degree	NEMA Type 4X	
Cooling Method	Variable speed cooling fans	
Operating Temperature Range	-22°F to +140°F / - 30°C to +60°C (derating from +113°F / +45°C)	
Non-Operating Temperature Range[2]	No low temp minimum to +158°F / +70°C maximum	
Operating Humidity	0 to 95%, non-condensing	
Operating Altitude	13123.4ft / 4000m (derating from 9842.5ft / 3000m)	
Audible Noise	<60dB @ 1m and 25°C	
Display and Communication		
User Interface and Display	LCD+LED	
Inverter Monitoring	Modbus RS485 and TCP / IP	
Site Level Monitoring	CPS Flex Gateway (1 per 32 inverters)	
Modbus Data Mapping	SunSpec / CPS	
Remote Diagnostics / FW Upgrade Functions	Standard	
Mechanical		
Dimensions (HxWxD)	39.4 x 23.6 x 10.24in. (1000 x 600 x 260mm)	
Weight	Inverter: 123.5lbs/56kg; Wire-box: 33lbs/15kg	
Mounting / Installation Angle[3]	0 to 90 degrees from horizontal (vertical, angled, or lay flat)	
AC Termination	M8 Stud Type Terminal Block (Wire range: #4 - 2/0AWG CU/AL)	
DC Termination	Screw Clamp Fuse Holder (Wire range: #14 - #6AWG CU), Optional H4 (Amphenol)	
Fused String Inputs (5 per MPPT)	15A standard fuse value (20, 25, 30A acceptable)	
Safety		
Safety and EMC Standard	UL1741-2010, UL1741SA-2016[4], UL1699B, CSA-C22.2 NO.107.1-01, IEEE1547; FCC PART15	
Grid Standard and SRD	IEEE 1547-2003, Rule 21[4] and HECO/Rule14[4]	
Smart-Grid Features[4]	Voltage-RideThru, Frequency-RideThru, Soft-Start, Volt-Var, Frequency-Watt, Volt-Watt	
Warranty		
Standard	10 years	
Extended Terms	15 and 20 years	

1) The "Output Voltage Range" and "Output Frequency Range" may differ according to the specific grid standard.
2) See user manual for further requirements regarding non-operating conditions
3) Shade Cover accessory required for installation angles of 30 degrees or less
4) Certification Pending.

Q.TRON XL-G2 SERIES

610 - 635 Wp | 156 Cells
22.7 % Maximum Module Efficiency

MODEL Q.TRON XL-G2.3 / BFG

High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.7 %.

Bifacial energy yield gain of up to 21%

Bifacial Q.ANTUM NEO solar cells make efficient use of light shining on the module rear-side for radically improved LCOE.

A reliable investment

Double glass module design enables extended lifetime with 12-year product warranty and improved 30-year performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID and Anti PID Technology[2], Hot-Spot Protect.

Frame for versatile mounting options

High-tech aluminum alloy frame protects from damage, enables use of a wide range of mounting structures and is certified regarding IEC for high snow (5400 Pa) and wind loads (3750 Pa)[3].

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behavior.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC / TS 62804-1:2015 method B (–1500 V, 168 h) including post treatment according to IEC 61215-1-1 Ed. 2.0 (CD)
[3] See Installation Manual for instructions

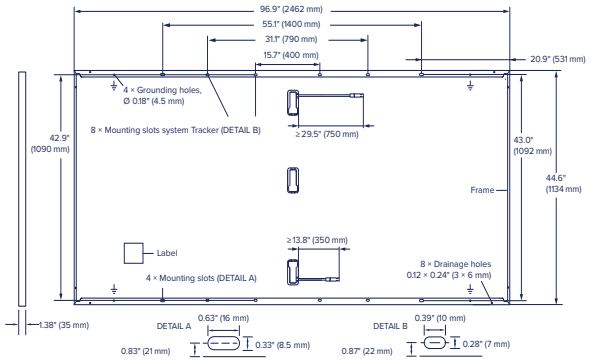
The ideal solution for:

Ground mounted solar panels

Q.TRON XL-G2 SERIES

Mechanical Specification

Format	96.9 in × 44.6 in × 1.38 in (including frame) (2462 mm × 1134 mm × 35 mm)
Weight	78.0 lbs (35.4 kg)
Front Cover	0.08 in (2.0 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	0.08 in (2.0 mm) semi-tempered glass
Frame	Anodised aluminium
Cell	6 × 26 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 × 1.26-2.36 × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 29.5 in (750 mm), (−) ≥ 13.8 in (350 mm)
Connector	Stäubli MC4-Evo2, Stäubli MC4 ; IP68



Electrical Characteristics

POWER CLASS				610		615		620		625		630		635	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)					BSTC*		BSTC*		BSTC*		BSTC*		BSTC*		BSTC*
Minimum	Power at MPP[1]	P_{MPP}	[W]	610	675.4	615	681.0	620	686.5	625	692.0	630	697.6	635	703.1
	Short Circuit Current[1]	I_{SC}	[A]	13.65	15.13	13.71	15.19	13.76	15.25	13.82	15.31	13.88	15.38	13.93	15.44
	Open Circuit Voltage[1]	V_{OC}	[V]	56.11	56.34	56.39	56.62	56.67	56.90	56.95	57.18	57.23	57.46	57.51	57.74
	Current at MPP	I_{MPP}	[A]	12.95	14.34	13.00	14.40	13.05	14.46	13.10	14.51	13.15	14.57	13.21	14.62
	Voltage at MPP	V_{MPP}	[V]	47.10	47.09	47.30	47.29	47.50	47.49	47.70	47.69	47.89	47.88	48.09	48.08
	Efficiency[1]	η	[%]	≥ 21.8		≥ 22.0		≥ 22.2		≥ 22.4		≥ 22.6		≥ 22.7	

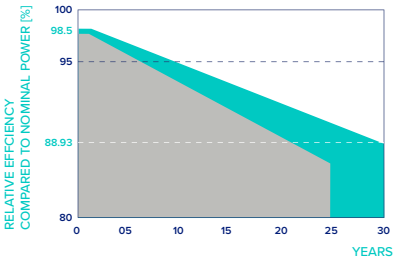
Bifaciality of P_{MPP} and I_{SC} 80 % ± 5 % • Bifaciality given for rear side irradiation on top of STC (front side) • According to IEC 60904-1-2

[1] Measurement tolerances P_{MPP} ± 3 %; I_{SC}, V_{OC} ± 5 % at STC: 1000 W/m²; *at BSTC: 1000 W/m² + φ × 135 W/m², φ = 80 %, 25 ± 2 °C, AM 1.5 according to IEC 60904-3

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP}	[W]	461.1	464.9	468.7	472.5	476.2	480.0
	Short Circuit Current	I_{SC}	[A]	11.00	11.05	11.09	11.14	11.18	11.23
	Open Circuit Voltage	V_{OC}	[V]	53.24	53.51	53.77	54.04	54.31	54.58
	Current at MPP	I_{MPP}	[A]	10.18	10.22	10.26	10.30	10.34	10.38
	Voltage at MPP	V_{MPP}	[V]	45.28	45.48	45.67	45.86	46.05	46.24

[2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

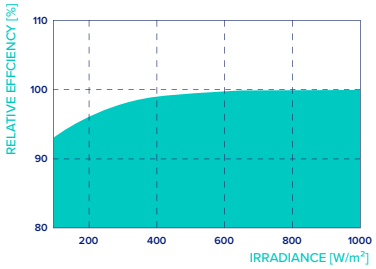


At least 98.5% of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53% of nominal power up to 10 years. At least 88.93 % of nominal power up to 30 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1500	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	30	Fire Rating based on ANSI / UL 61730	TYPE 29[4]
Max. Push Load[3], Test / Design		[lbs / ft²]	113 (5400 Pa) / 75 (3600 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Pull Load[3], Test / Design		[lbs / ft²]	78 (3750 Pa) / 52 (2500 Pa)		

[3] See Installation Manual for instructions

[4] New Type is similar to Type 3 but with metallic frame

Qualifications and Certificates

UL 61730-1 & UL 61730-2, CE-compliant,
Quality Controlled PV - TUV Rheinland,
IEC 61215:2016, IEC 61730:2016,
U.S. Patent No. 9,893,215(solar cells)

* Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

Specifications subject to technical changes © Qcells QTRON_XL-G2-BFG_series_610-635_DA_2024-02_Rev03_NA

Top Lock

The Top-Lock Slat provides an economical and attractive way to enhance any chain link fence.

Pexco is the largest manufacturer of Top-Lock Slats, which are marketed under the PDS® brand name. With over 40 years of experience extruding these innovative, proprietary products, you are assured of the highest standards in quality—from the raw materials used in manufacturing to the finished product in your fence. This design utilizes a top-locking mechanism located near the top of the slats to ensure a clean, straight edge, further enhancing its appearance.

Design
Top-Locking Slats are flat and tubular in shape, with circular, notched-out holes located near the top of the slat.

Standard Heights
4, 5, 6, 7, 8, 10 & 12 feet. Special heights available upon request.

Slat Length
2" shorter than the overall height of fence.

Flexible, Top-Locking Channel
10 feet provided in each bag.

Wind Load and Privacy Factor
Approximately 75%.

Colors*

white green brown black beige gray redwood royal blue light blue

* Exact representation of slat colors in printing is difficult. Please refer to actual color samples for final matching.

PDS FENCE PRODUCTS

PDS® is a registered trademark of Pexco.

Top Lock Product Specifications

Slat Type	Slat Width	Mesh Size	Wire Gauge	Slats Per Bag	Approx. Coverage Per Box
Top Lock 2"	1 3/32"	2"	8, 9 or 11	82	10 linear feet
Top Lock 2¼"	1¼"	2¼" or 2 3/8"	11½ or 12½	78	10 linear feet
Top Lock 1¾"	7/8"	1¾"	8, 9 or 11	100	10 linear feet
	7/8"	2"	6	100	10 linear feet

Materials
The Top Lock product is extruded from High Density Polyethylene (HDPE), color pigments and ultra violet (UV) inhibitors, specifically designed to retard the harmful effects of the sun and lengthen the life of the product.

Durability
Pexco PDS® HDPE Fence Products are resistant to: severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates, and common environmental pollutants.

Maintenance
Pressure cleaning of surface contaminants is quickly accomplished with plain water.

Wind Load Disclaimer
Pexco will not be responsible for damage due to wind load conditions resulting from insufficient structural support.

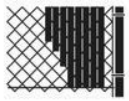
Limited Warranty
Top Lock carries a 25-year, pro-rata warranty against breakage under normal conditions. Write Pexco for full warranty information.

HDPE Technical Properties

Property	Value
Melt Index	(.6) A low melt index indicates improved stress and crack resistance.
Density	(.957) Polyethylene ranges anywhere from .914 to .960 in density. A higher density yields maximum stiffness without becoming overly brittle.
Minimum Temp.	(-76° F) Polyethylene stays flexible even at this temperature extreme.
Maximum Temp.	(250° F) Polyethylene does not distort until reaching this temperature.
Tensile Strength	(3,700 psi) Material will not suffer distortion at lesser loads or impacts.

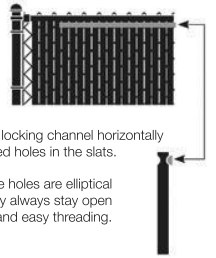
Installation Instructions

Step 1



There is no need to kneel down! Simply insert the slats vertically from top to bottom, keeping the locking holes on top.

Step 2



Thread the flexible locking channel horizontally through the notched holes in the slats.

These holes are elliptical to ensure they always stay open for fast and easy threading.

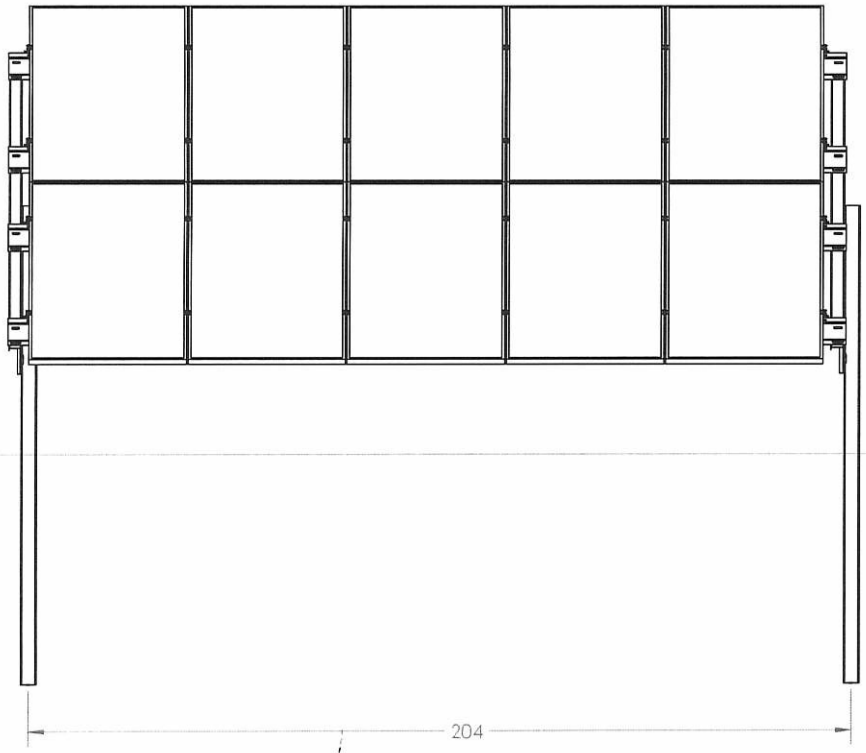
PDS FENCE PRODUCTS

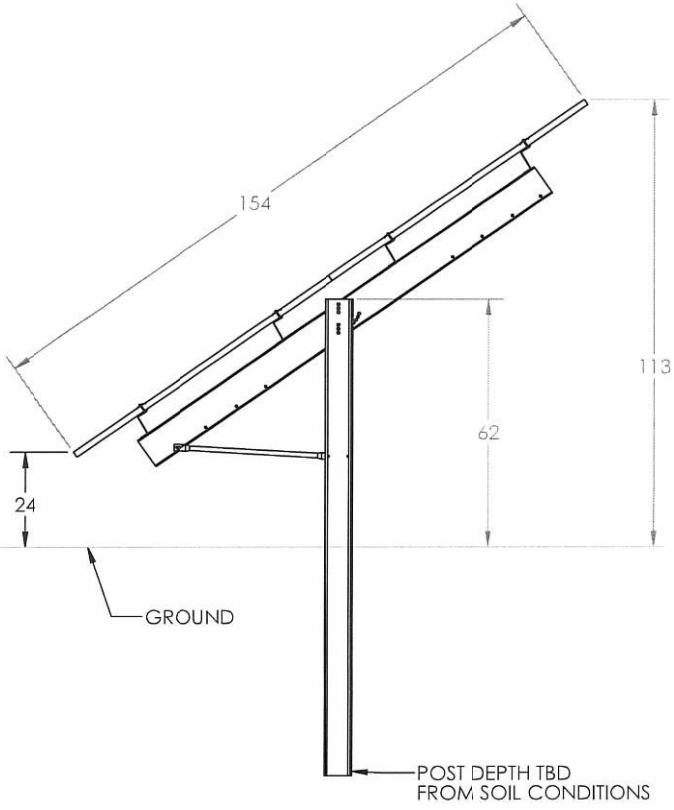
Pexco Tacoma
Tacoma, WA
800.822.SLAT
(7528)

Pexco Athol
Athol, MA
800.755.SLAT
(7528)

www.pexco.com/fence

Contact your local fence professional for more information about our complete line of enhancement products.





James A. Clancy, PE
601 Asbury Avenue
National Park, NJ 08063
Maryland PE Lic # 31585

STATE OF MARYLAND
JAMES A. CLANCY
No. 31585
PROFESSIONAL ENGINEER

	NAME	DATE
DRAWN		
CHECKED		

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES:
ANGULAR: MACH ±.5° BEND ±1°
X/X ± 1/8"
X.X ± 0.060
X.XX ± 0.020
X.XXX ± 0.005

MATERIAL
FINISH
DO NOT SCALE DRAWING

Sinclair Designs

TITLE:
2-HIGH 35DEG
72 CELL

SIZE B | DWG. NO. | REV

SCALE: 1:30 WEIGHT: | SHEET 1 OF 1

JOHN D. HYNES & ASSOCIATES, INC.
32185 Beaver Run Drive • Salisbury, Maryland 21804
410-546-6462 / Fax: 410-548-5346

Date: November 11, 2016	
Scale: Not to Scale	
Drawn: Google	
Site Plan Magnolia Street Property Easton, Maryland	DWG. No. JDH-10/16/418-B

Coles Seafood
7-Eleven
Wrightson Ave
N Washington St
N Aurora St
Magnolia St
Colonial Ct
665
Easton Rails-To-Trails
12 Magnolia Street
Lilies of the Field
North Easton Elementary School
Talbot County Public Schools
Aurora Park Alley
Elliott Wilson Trucks
Magnolia St
Aurora Park Dr
Aurora Park Alley E
N Aurora St
Google

USE		A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
615	Small Cell Facility*	A	A	A	A	A	A	A	A	A	A	Also permitted in the RH and MXW Districts as Accessory Use
616	Small Wind Energy Turbine *	A	A	A	A	--	--	--	--	--	A	
617	Solar Panels, Roof mounted	A	A	A	A	A	A	A	A	A	A	
618	Solar Panels, Array*	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
619	Solar Panels, Ground Mounted*	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
620	Solid waste landfill	SE	--	--	--	--	--	--	--	SE	--	
621	Special Office Use *	--	SE	SE	--	SE	--	--	--	--	--	
622	Stable or barn	A	--	--	--	--	--	--	--	--	--	
623	Storage of boats, travel trailers, motorcycles, jet-skis or similar recreationally used vehicles *	A	A	A	A	--	--	--	--	--	--	
624	Storage Trailers	--	--	--	--	--	--	--	--	--	--	
625	Temporary Sales at the location of non-profit organizations	T	T	T	T	T	T	T	T	T	T	The maximum duration of such sales shall be three days. No good may be sold which is prohibited to be sold in general in the Town of Easton.
626	Tower *	--	--	--	--	--	P	--	P	P	--	
627	Visitor Center	--	--	--	--	P	P	P	--	--	P	
628	Any Miscellaneous-Combination-Hybrid Use Not Listed Above	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	

Table 2.1 Notes:

* - DENOTES A USE SUBJECT TO SUPPLEMENTAL STANDARDS (SEE SECTION 28 – 1007)

A – DENOTES A USE THAT IS PERMITTED ONLY ACCESSORY TO A PERMITTED USE. NOTE THAT THESE ONLY REPRESENT THE MORE COMMON ACCESSORY USES. OTHER USES MAY BE PERMITTED, ONLY AS ACCESSORY TO A PRINCIPAL PERMITTED USE, IF THE TOWN PLANNER DETERMINES THAT THE PROPOSED ACCESSORY USE IS COMMONLY ASSOCIATED WITH THE PRINCIPAL PERMITTED USE AND THAT IT WILL CLEARLY BE INCIDENTAL TO SAID PRINCIPAL USE.

property lines than the height of the wind turbine unless a Maryland Registered Professional Engineer certifies the fall zone of the wind turbine and appurtenances will be within the setback area proposed. In addition, no wind turbine shall be located closer than 1.5 times the height of the wind turbine to an inhabited structure on adjacent property. Relief from this section may be granted if the applicant can secure a permanent easement from the adjoining property owner(s) providing for a fall zone.

c. Small wind energy systems must comply with applicable FAA regulations, including any necessary approvals for installations close to airports. Evidence of compliance or non-applicability shall be submitted with the application.

d. No small wind energy system shall be installed until evidence has been given that the appropriate utility company has been informed of the customer's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.

e. Small wind energy towers shall maintain a galvanized finish or be painted to conform with the tower color to the surrounding environment to reduce visual obtrusiveness.

f. Any wind energy system that is not functional shall be repaired by the owner or removed within three (3) months of ceasing to operate or upon notice from the Town.

12. Solar Panels, Roof Mounted

a. The solar panel collection cells must be located on a roof and shall be screened insofar as possible.

b. The solar panels shall be used for on-site energy consumption only.

c. The solar panels shall be used in accordance with the approved electric company tariff in which they are served.

13. Solar Panels, Array

a. Shall be screened from adjoining residentially zoned districts

and public rights-of-way. Screening shall be determined by the Board of Zoning Appeals.

b. The solar panels shall be used in accordance with the approved electric company tariff in which they are served.

14. Towers

a. It must be demonstrated that the location of a tower is required for a specific antenna or antennas. No tower shall be constructed for speculative reasons.

b. It must be demonstrated that an attempt has been made to locate the antenna on an existing tower or another suitable structure.

c. Towers shall be located a minimum distance from any property line equal to the height of the tower plus ten (10) feet.

d. It must be demonstrated that any tower is in compliance with all federal regulations (FAA, FCC) prior to approval of a tower.

e. Towers shall be no taller than necessary to ensure the effective service for the relevant service area, but in no case shall the tower exceed two hundred (200) feet in height, and the tower shall be self-supporting.

f. Towers should be designed to accommodate as many collocated antennas as feasible.

g. Buffer screens as per the provisions of Section 1015, Landscaping and Buffering, shall be provided surrounding any tower structure and any accessory equipment building and such landscaping buffer shall include native evergreen species with a mature height of not less than the height of any accessory building and/or fencing.

h. To the extent possible while maintaining the requisite functionality of the tower, towers shall be positioned on a site so as to minimize the visual impacts of the tower from all public streets. To accomplish this a tower should generally be buffered by buildings, landscaping and/or other site features. Towers shall also be designed to minimize adverse visual and environmental impact (e.g. paint, camouflage, screening, stealth technology, concealed towers, color, use of existing structures and natural landscape, etc.). All equipment shelters shall be maintained in neutral shades consistent with the natural landscape.

i. No lights or other illumination devices other than security lights are permitted

1/22/2026, 11:51:46 AM

- Historic District Boundary
- Easton Parcels
- Road Centerlines
- Municipal Boundary
- Rails to Trails
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- Light_Gray_Canvas_Base

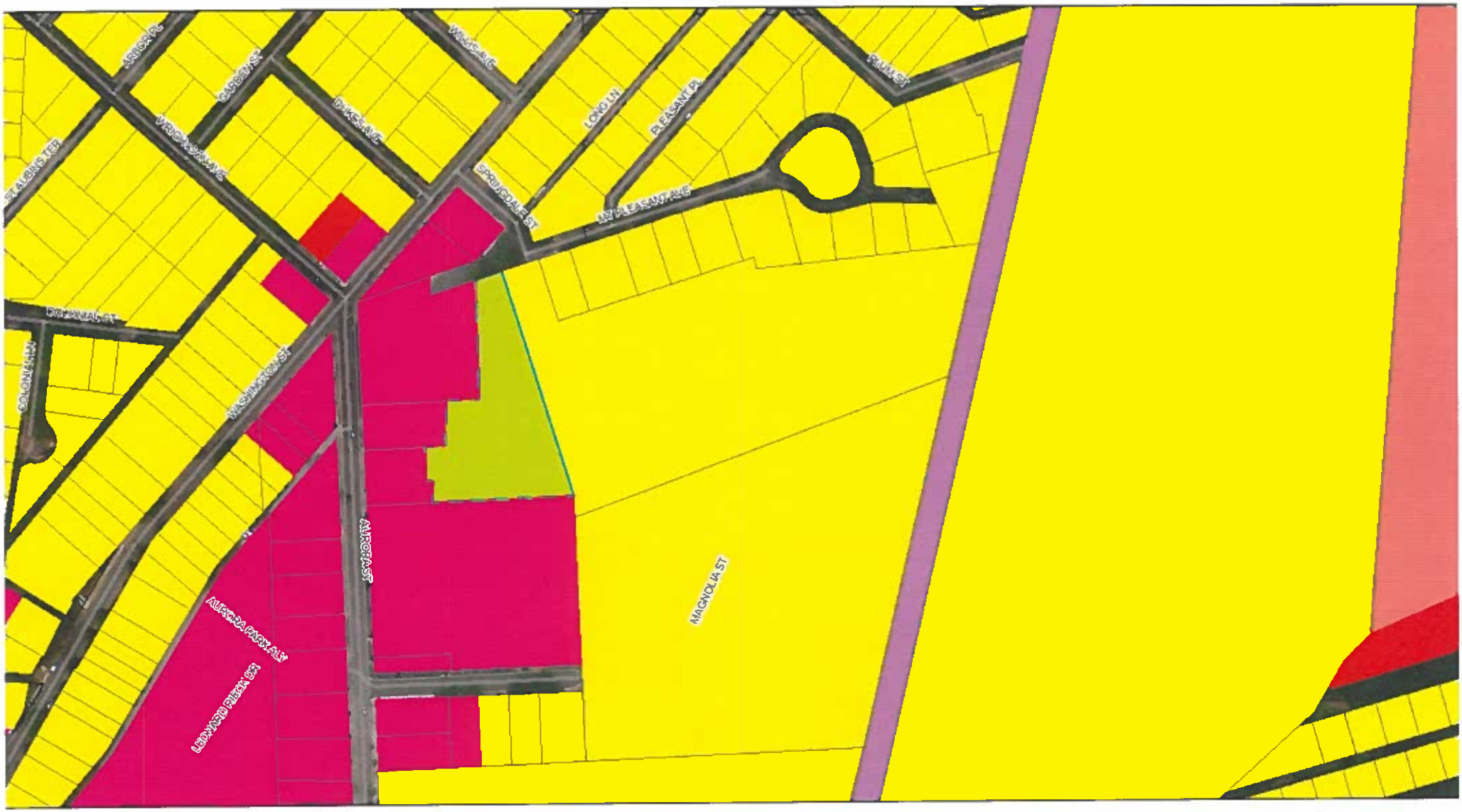
1:2,135

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

Microsoft, Vantor, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc, USGS, EPA

ArcGIS Web Map



2/2026, 11:47:18 AM

1:3,373

0 0.03 0.07 0.13
0 0.05 0.1 0.2 km

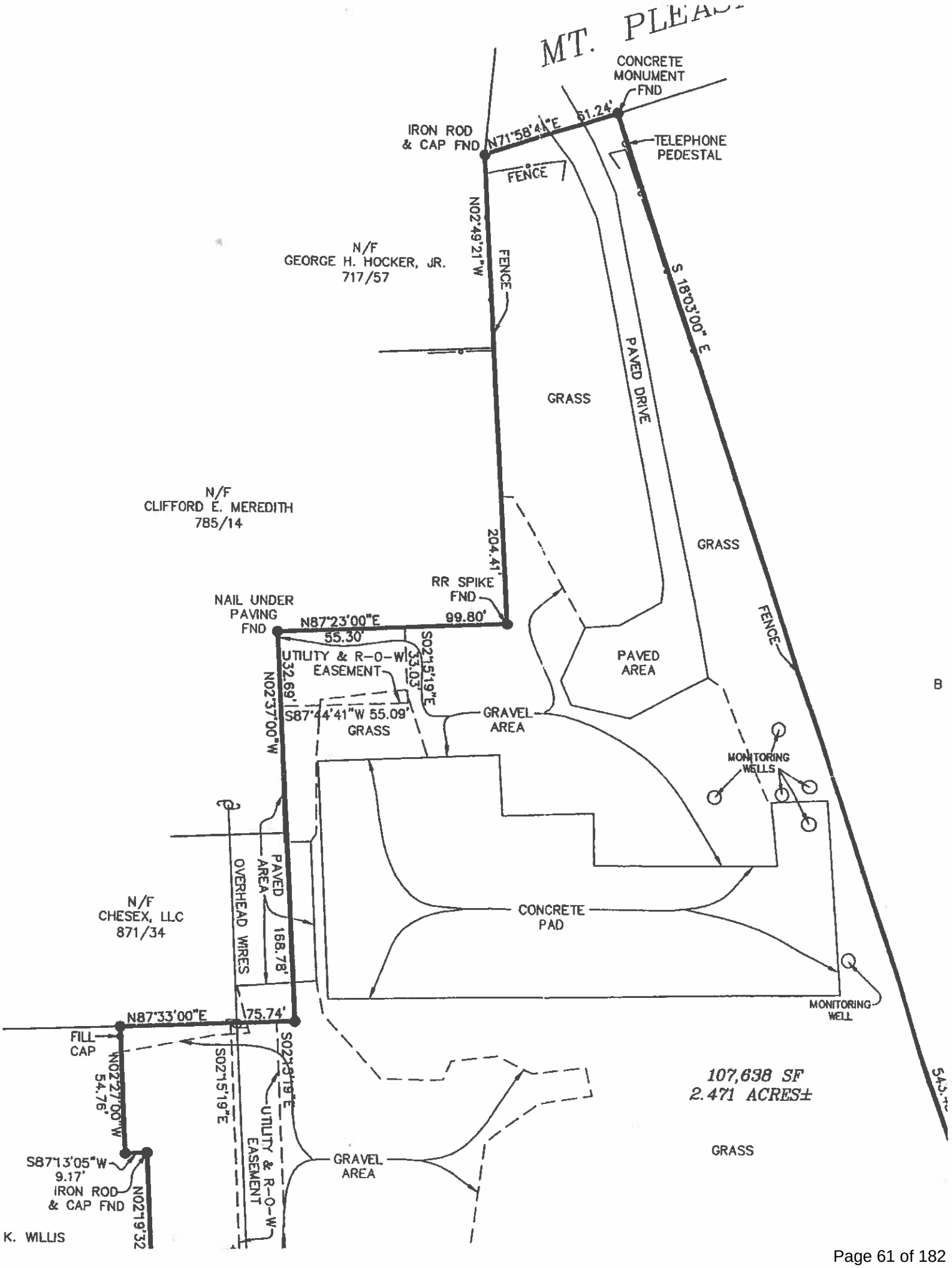
Microsoft, Vantor, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc, USGS, EPA

ning
CB
CG
CL
GI

R10A
Easton Parcels
Road Centerlines
Municipal Boundary

Rails to Trails
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery

High Resolution 30cm Imagery
Citations
60cm Resolution Metadata
Light_Gray_Canvas_Base


MT. PLEAS
CONCRETE MONUMENT FND
IRON ROD & CAP FND
N71°58'41"E 61.24'
TELEPHONE PEDESTAL
FENCE
N02°49'21"W
FENCE
S 18°03'00" E
PAVED DRIVE
N/F
GEORGE H. HOCKER, JR.
717/57
GRASS
N/F
CLIFFORD E. MEREDITH
785/14
204.41'
GRASS
RR SPIKE FND
NAIL UNDER PAVING FND
N87°23'00"E
99.80'
55.30'
S02°15'19"E
33.03'
UTILITY & R-O-W EASEMENT
32.69'
N02°37'00"W
S87°44'41"W 55.09'
GRASS
PAVED AREA
FENCE
GRAVEL AREA
MONITORING WELLS
B
N/F
CHESEX, LLC
871/34
PAVED AREA
OVERHEAD WIRES
168.78'
CONCRETE PAD
MONITORING WELL
N87°33'00"E
75.74'
FILL CAP
N02°27'00"W
54.76'
S02°15'19"E
S02°15'19"E
UTILITY & R-O-W EASEMENT
107,638 SF
2.471 ACRES±
GRAVEL AREA
GRASS
S87°13'05"W
9.17'
IRON ROD & CAP FND
N02°19'32
K. WILLIS

410-708-4824
866-398-9011
P.O. Box 898
6408 Church Hill Rd.
Chestertown, MD 21620
sunrisesolarinc@gmail.com
www.SunriseSolarMD.com

SUNRISE SOLAR

Permit Application Authorization

I, Kevin Shafer of Talbot County Public Schools hereby authorize Sunrise Solar Inc. to submit, apply for and sign any permits associated with my solar project.

Date 01/07/2026

Signature of Customer Kevin Shafer

TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
AMT: $0
DATE: 12/20/2016
INITIALS: ERPierce
Prop ID: C1-016580

CERTIFICATION IS MADE THAT ALL TAXES DUE ON THE PROPERTY INDICATED IN THIS DEED HAVE BEEN PAID.
FINANCE OFFICER OF TALBOT COUNTY
R ANDREW HOLLIS, FIN. OFFICER
DATE 12/22/2016

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2412-0009 MSA_CE91_2351. Date available 12/30/2016. Printed 06/29/2022.

Hagan, Collison, LLP, PO Box 1828, Easton, MD 21601; 410-822-3900

NO CONSIDERATION

THIS DEED made this 16th day of December, 2016, by **BRC PROPERTIES, INC.**, an Ohio Corporation, Grantor.

WHEREAS, by deed dated August 17, 1992, recorded among the Land Records of Talbot County, Maryland, in Liber 731, folio 884, The Borror Corporation acquired the below-described property from Clifford E. Meredith, Michael J. Fitzgerald, Peter M. Dietz and Marjorie T. Erickson and Willard C. Parker, II, Personal Representatives U/W of Lloyd M. Erickson, deceased;

WHEREAS, on March 16, 1994, by Certificate of Amendment filed with the Secretary of State of Ohio, The Borror Corporation changed its name to Borror Realty Company;

WHEREAS, on July 31, 1998, by Certificate of Amendment filed with the Secretary of State of Ohio, Borror Realty Company changed its name to BRC Properties, Inc.;

NOW, THEREFORE, WITNESSETH: That for NO MONETARY consideration ($0.00), but as a donation to the Talbot County Public Schools, the said **BRC PROPERTIES, INC.**, an Ohio Corporation, Grantor, does hereby grant and convey unto **BOARD OF EDUCATION OF TALBOT COUNTY, MARYLAND**, Grantee, its successors and assigns, in fee simple:

LIBER2412 FOLIO009

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2412, p. 0010, MSA_CE91_2351. Date available 12/30/2016. Printed 06/29/2022.

ALL that lot or parcel of land situate, lying and being in the Town of Easton, Talbot County, Maryland, and more particularly shown and designated as Lot 1 on a certain plat entitled: "PLAT SHOWING LOT 1 OF THE LAND OF CLIFFORD E. MEREDITH, ET. AL., EASTON, TALBOT COUNTY, MARYLAND", dated August, 1992, prepared by Rauch, Walls & Lane, Inc., and recorded among the Plat Records of Talbot County, Maryland; reference being hereby made to said plat and the record thereof for a more particular description of said lot by metes and bounds, courses and distances. Said Lot No. 1 contains 2.470 acres of land, more or less.

SUBJECT TO all rights-of-way and easements as set forth on the aforesaid plat.

TOGETHER WITH a perpetual right-of-way as set forth in a Deed of Right-of-Way to Clifford E. Meredith, et. al. from Craig S. Willis and Patti K. Willis, his wife, dated August 17, 1992, and recorded among the Land Records of Talbot County, Maryland, in Liber 731, folio 884.

ALSO TOGETHER WITH a "13.5' wide access easement" as shown on the aforesaid Plat and more particularly described as follows:

BEGINNING at a Point on the southeasterly side of North Washington Street, said Point being the westerly most corner of Lot 2 of the land of Clifford E. Meredith, et. al. and being the northernmost corner of Lot 3 of the Land of Clifford E. Meredith, et. al. and from said Place of Beginning running by and with the northeastern and north sides of the herein described 13.5' wide access easement and the common boundaries between the aforementioned Lots 2 and 3, the following two courses (1) South 49 degrees 11 minutes 22 seconds East

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2412, p. 0011, MSA_CE91_2351. Date available 12/30/2016. Printed 06/29/2022.

174.33 feet; thence (2) North 87 degrees 21 minutes 45 seconds East 86.28 feet to a Point in a western boundary of Lot 1 of the Land of Clifford E. Meredith, et. al.

BEING the property which was conveyed unto the said Grantor by Deed dated August 17, 1992, from Clifford E. Meredith, Michael J. Fitzgerald, Peter M. Dietz and Marjorie T. Erickson and Willard C. Parker, II, Personal Representatives U/W of Lloyd M. Erickson, deceased, and recorded among the Land Records of Talbot County in Liber 731, folio 900.

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 and in any wise appertaining.

TO HAVE AND TO HOLD said lot or parcel of ground and premises above described and mentioned and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages to the same belonging or appertaining to and to the proper use and benefit of said Grantee, its successors and assigns, in fee simple.

AND the said Grantor hereby covenant that it has not done or suffered to be done any act, matter or thing whatsoever to encumber said property hereby conveyed; that it will warrant specially said property hereby granted; and that it will execute such other and further assurance of same as may be requisite.

AS WITNESS the hand and seal of said Grantor.

WITNESS:

BRC PROPERTIES, INC., an Ohio Corporation

By: _____ (SEAL)
TERRY GEORGE, Vice President

STATE OF Ohio, COUNTY OF Franklin, TO WIT:

I HEREBY CERTIFY that on this 16th day of December, 2016, before me, the subscriber, a Notary Public of the aforesaid State and County, personally appeared **TERRY GEORGE, Vice President of BRC Properties, Inc., an Ohio Corporation,** known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within Instrument, and he acknowledged as such Vice President that he executed the same for the purposes therein contained, and further acknowledged that the matters, facts, and consideration recited in the above instrument are true and correct to the best of his knowledge, information and belief, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

NOTARY PUBLIC
My Commission Expires:

KAREN K. SNIDER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 31, 2021

AFFIDAVIT OF NO CASH CONSIDERATION

TERRY GEORGE, Vice President of BRC Properties, Inc., an Ohio Corporation, hereby certifies that no cash has been paid or will be paid for the aforegoing conveyance.

As witness our hands and seals, the day and year first above written.

WITNESS:

BRC PROPERTIES, INC., an Ohio Corporation

By: _____ (SEAL)
TERRY GEORGE, Vice President

LIBER2412 FOLIO012

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2412, p. 0012, MSA_CE91_2351. Date available 12/30/2016. Printed 06/29/2022.

CERTIFICATION

I hereby certify that I am an attorney admitted to practice before the Court of Appeals of the State of Maryland and that the foregoing Instrument was prepared by me or under my supervision.

Douglas A. Collison

LIBER2412 FOLIO013

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2412, p. 0013, MSA_CE91_2351. Date available 12/30/2016. Printed 06/29/2022.

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2412, p. 0014, MSA_CE91_2351. Date available 12/30/2016. Printed 06/29/2022.

Mary Ann Shortall, Clerk
Circuit Court For Talbot County
11 N. Washington St., Suite 16
Easton, Maryland 21601

License and Recording
(410) 822-2611 Ext. 4

LR - Deed (No-Taxes)
Recording Fee 20.00
Name: BRC Properties/BoardofEdTalbotCo
Ref: 2412/9
LR - Deed (No-Taxes)
Surcharge 40.00
==========
SubTotal: 60.00
==========
Total: 60.00
12/22/2016 11:12
CC20-11
#7502164 CC0205 - Talbot
County/CC02.05.02 - Register 02

DOCUMENT VALIDATION
(excluded from page count)

LIBER2412 FOLIO14

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☑ County: Talbot

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments (☐ Check Box if addendum Intake Form is Attached.)

☐ 1 Deed ☐ Deed of Trust	☐ Mortgage ☐ Lease	☐ Other _____	☐ Other _____

2 Conveyance Type Check Box

☐ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms-Length Sale [9]

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 0.00
Any New Mortgage	$
Balance of Existing Mortgage	$
Other:	$
Other:	$
Full Cash Value:	$

Finance Office Use Only Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$
X ( )% =	$
Less Exemption Amount -	$
Total Transfer Tax =	$
Recordation Tax Consideration	$
X ( ) per $500 =	$
TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$
Surcharge	$ 40.00	$
State Recordation Tax	$	$
State Transfer Tax	$	$
County Transfer Tax	$	$
Other	$	$
Other	$	$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
01	065807	731 / 900	0103	0550	☐ (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2)

Mt. Pleasant Avenue, Easton, Maryland 21601

Other Property Identifiers (if applicable) | Water Meter Account No.

Residential ☐ or Non-Residential ☑ | Fee Simple ☑ or Ground Rent ☐ Amount:

Partial Conveyance? ☐ Yes ☑ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
BRC Properties, Inc.	
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	Doc. 2 – Owner(s) of Record, if Different from Grantor(s)
The Borror Corporation	

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
Board of Education of Talbot County, Maryland	

New Owner's (Grantee) Mailing Address

PO Box 1029, Easton, Maryland 21601

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name:

Firm Kopen & Collison, LLP

Address: PO Box 1028, Easton, Maryland 21601

Phone: (410) 822-3900

☐ Return to Contact Person

☑ Hold for Pickup

☐ Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

☐ Yes ☑ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☑ No Does transfer include personal property? If yes, identify: _____

☐ Yes ☑ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Use Only – Do Not Write Below This Line

Terminal Verification | Agricultural Verification | Whole | Part | Tran. Process Verification

Transfer Number | Date Received: | Deed Reference: | Assigned Property No.:

Year	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Distribution: White – Clerk's Office; Pink – Office of Finance; Canary – SDAT; Goldenrod – Preparer

AOC-CC-300 (5/2007)

LIBER 2412 FOLIO 15

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2412, p. 0015, MSA_CE91_2351. Date available 12/30/2016. Printed 06/29/2022.

RECEIPT

TOWN OF EASTON

Planning & Zoning Department

14 South Harrison Street
Easton, Maryland 21601

APPLICATION #	DATE
2026 - 1636	1/22/2026
PROJECT ID	**RECEIPT #**
SE 26 - 02	6984

TO:

Sunrise Solar Inc.
6408 Church Hill Road
Chestertown, Maryland 21620

RE: Application 2026 - 1636 / SE 26 - 02

12 Magnolia Street - Talbot County Board of Education
Tax Map 0103, Grid 00EA, Parcel 0555
Easton, Maryland 21601

Date	Description	Transaction	Amount
01/22/2026	BOZA - SPECIAL EXCEPTION	*Check No. 6450*	700.00
			-
			-
			-
			-
			-
			-
			-
			-
			-
Thank you!		**TOTAL**	**$700.00**

Paid in full. Thank you!

If you have any questions about this receipt, please contact
Samantha N. Smith, Administrative Specialist (410) 822-1943, ssmith@eastonmd.gov

TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

April 30, 2026

Sunrise Solar Inc.
% Katie Jester
6408 Church Hill Road
Chestertown, Maryland 21620

Re: BOZA Application SE - 1636 / SE 26 - 02
Mt. Pleasant Avenue - Talbot County Board of Education
Tax Map 0103, Grid 00EA, Parcel 0550, Lot 1
Easton, Maryland 21601

Ms. Jester,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, May 19, 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

May 4, 2026

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, May 19, 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 - 1636 / SE 26 - 02 has been filed by Sunrise Solar Inc. (Applicant) on behalf of the Board of Education of Talbot County Maryland (Owner), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for 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). The property is located at Mt. Pleasant Avenue, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 0550, Lot 1, 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. 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

Subject property posting pursuant to
Section 28-1303.5.B.3 of the Town of Easton Zoning Code
May 1, 2026

THE STAR DEMOCRAT - ONE TIME - SATURDAY, MAY 2, 2026

NOTICE

Notice is hereby given that Application SE - 1636 / SE 26 - 02 has been filed by Sunrise Solar Inc. (Applicant) on behalf of the Board of Education of Talbot County Maryland (Owner), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for 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). The property is located at Mt. Pleasant Avenue, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 0550, Lot 1, and is situated in the R-10A – Residential District.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, May 19, 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 date of hearing.

APG Media of Chesapeake, LLC

29088 Airpark Drive
Easton, MD 21601

05/04/26
3103896

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 - 1636 / SE 26 - 02...**" was published in the:**

The Star Democrat 05/02/26

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Notice is hereby given that Application SE - 1636 / SE 26 - 02 has been filed by Sunrise Solar Inc. (Applicant) on behalf of the Board of Education of Talbot County Maryland (Owner), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for 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). The property is located at Mt. Pleasant Avenue, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 0550, Lot 1, and is situated in the R-10A – Residential District.

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TOWN OF EASTON BOARD OF ZONING APPEALS

3103896 SD 5/2/2026

Orestes Baez
President & Publisher

TOWN OF EASTON

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

EXHIBIT SUMMARY
for 301 BAY STREET
SE - 1684 / SE 26 - 04
2026 - 05 - 19

Applicant notified of hearing date: Email: 2026-04-30 – 19 days

Exhibit A: P&Z Staff Report: 2026-05-12 – 7 days

Exhibit B: Application

Application: 2025-03-18 – 62 days
BOZA Special Exception Application SE-1684 / SE 26-04
Special Exception Description
Findings of Fact
2025 Bay Street Plaza Plat
March 16, 2026 Owner Authorization Letter

Proof of Payment: 2025-03-20 – 60 days

Exhibit C: Public Notices

Applicant Hearing Letter: 2026-04-30 – 19 days

400' Notices Distributed: 2026-05-04 – 15 days

Picture of Property Sign Posting: 2026-05-01 – 18 days

Star Democrat Legal Advertisement: 2026-05-02 – 17 days
Star Democrat Proof
Certificate of Publication

Written Public Comment:

C.Bowman (Bowman Psychiatry)
H. Smith
J. Ryan

Date of Hearing: May 19, 2026

4b

BOARD OF ZONING APPEALS
PUBLIC HEARING
STAFF REPORT

SUBJECT: **SPECIAL EXCEPTION 1684**

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: Ashley Smith c/o Rising Tides Yoga

PURPOSE: The applicant is seeking a special exception to permit a yoga studio on a property located in the Commercial General (CG) Zoning District.

RECOMMENDATION:
Staff recommends **approval** of this application with conditions.

APPLICATION INFORMATION:

APPLICANT:	**REPRESENTATIVE:**
Ashley and Sean Smith c/o Rising Tides Yoga	Self

PARCELS/ACREAGE:

Parcel Information	Acreage
Map 104, Grid 00EA, Parcel 585	2.01

ACCEPTANCE DATE:	**LOCATION:**
March 18, 2026	301 Bay Street, Unit 202

EXISTING ZONING CG	**EXISTING LAND USE:** Multiple Uses (Office, Retail[1])
HISTORIC DISTRICT: No	**FUTURE LAND USE:** Residential

CONTEXT:
Location/Site Access – The subject property is located on the north side of Bay Street and is accessed via a shared right-of-way. This access road is shared among a number of users including the Talbot County Government Offices, three office buildings, as well as eight residential units. This access road connects to the rear of the Tred Avon Square shopping center There is currently no pedestrian access to this site.

Existing Conditions – The subject property contains a 26,096-square-foot multi-tenant office building. A total of 76 off street parking spaces are located on the site and shared amongst the various tenants. There are also multiple stormwater management features on site located both behind the building adjacent to the stream and between parking lot and the access road.

Surrounding Properties –

	Land Use	**Zoning District(s)**	**Future Planned Land Use**
South	Undeveloped	CG	Commercial
East	Residential	CB	Commercial
North	Commercial	CG	Commercial
West	Industrial	BC	Industrial

[1] The retail use is located in the same unit as the proposed yoga studio and has not yet been issued a certificate of occupancy.

Figure 1: Vicinity Map

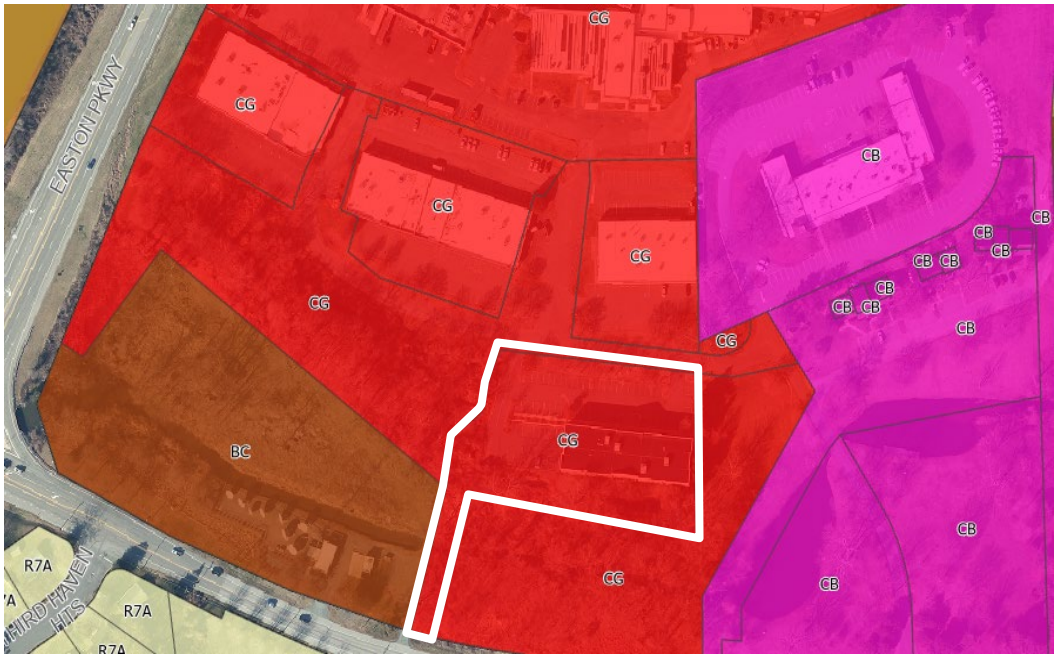


Figure 2: Surrounding Zoning

PROPOSAL: The applicant is proposing to operate a yoga studio on a property within the CG Zoning District. The yoga studio shares a space with a retail sales use (Smitty's Surplus). The studio will offer scheduled classes throughout the week during pre-scheduled sessions and led by a group of instructors. Yoga studios are not explicitly listed in the table of permitted uses but are most similar to the "Fitness Centers/Sports Training Facilities/Health Spa/Figure Salon" use.

Uses	A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I
Fitness Centers/ Sports Training Facilities/ Health Spa/ Figure Salon	--	SE	SE	SE	P	E	SE	P	--	--

OUTSTANDING ISSUE(S):

1. Rising Tides Yoga as well as the surplus store which share this space, have both occupied the property prior to the issuance of a certificate of occupancy. The granting of this special exception would be the first step in addressing this violation. If a special exception were to be granted, the Planning and Zoning Department could then sign off on the pending application for a certificate of occupancy and the Building Inspection Division could begin their review of the request.

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 CG Zoning District.

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

Analysis – The surrounding area is overwhelmingly commercial in nature with the exception of 8 nearby townhomes. A yoga studio is a very low impact use and will have no adverse effects on the health, safety, or general welfare of surrounding residents.

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 than what is typically associated with uses permitted in the CG Zoning District. The use will arguably have less effect than similar uses on public facilities since its business will only be offering a maximum of three classes per day.

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 proposed use will not generate additional traffic beyond what is associated with other uses which are permitted by-right in the CG Zoning District. With classes being offered during different parts of the day, vehicular trips will be spread throughout the day as not to overwhelm the site.

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. There are no proposed exterior changes that would affect drainage or access and yoga studios are not known to produce excessive smoke, odor, or noise.

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

Analysis – The surrounding area is overwhelmingly commercial in nature which will not be affected by the proposed use. It is also worth noting that this use would be permitted by-right in the CB Zoning District which is also found within the overall complex.

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's future land use map identifies this site as being appropriate for commercial uses. This use also provides a neighborhood scale service to residents of the surrounding area which is consistent with the Comprehensive Plan.

RECOMMENDED CONDITIONS:

1. The applicant shall obtain a certificate of occupancy for the proposed use within one (1) year from the date the special exception is granted.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Special Exception 1684 with staff's recommended condition.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1684 based on the following findings…

OR

3. I move an alternate motion.

RECEIVED
MAR 18 2026
TOWN OF EASTON

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

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

VARIANCE APPEAL SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	301 Bay Street, Unit 202, Easton, MD 21601						
TAX MAP	0104	GRID	00EA	PARCEL	0585	LOT	1
DEED REFERENCE	LIBER	1722	FOLIO	401			
PLAT REFERENCE	LIBER	81	FOLIO	526			
EXISTING USE	commercial						
ZONING DISTRICT	C-G, General Commercial District						

HISTORIC DISTRICT Y N Planned Redevelopment District Y N

OWNER

NAME	Eastern Shore Retirement Associates LP		
MAILING ADDRESS	402 Marvel Court, 2nd Floor, Easton, MD 21601		
TELEPHONE NO.	[redacted]	EMAIL	[redacted]

APPLICANT OR AGENT

NAME	Sean / Ashley Smith		
MAILING ADDRESS	201 N Field Way Centreville, MD 21617		
TELEPHONE NO.	[redacted]	EMAIL	[redacted]

Surveyor / Engineer

NAME			
License Number and Experation			
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

ANY 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	Ashley Smith
Date	3/17/26
PRINTED NAME OF APPLICANT OR AGENT	Ashley Smith

For Office Use Only

Project Number	SE 26-04	Fee Received	$700.00
Application Number	SE-1684	Application Notification	04/30/2026
Filing Date	03/18/2026	Property Posting Date	05/04/2026
BOZA Hearing Date	05/19/2026	Notice(s) Published	05/02/2026
If ESDR, Date	-		

Revised 11-2023

Dear Members of the Board,

Rising Tides Yoga is a small, community-centered yoga studio created to provide a welcoming space where individuals can improve their physical health, reduce stress, and reconnect with themselves through movement and mindfulness.

The studio offers a variety of yoga and wellness classes, including heated yoga, vinyasa, yin, meditation, and mobility-based practices. Our classes are designed to be supportive and approachable, creating an environment where beginners feel comfortable and experienced practitioners can deepen their practice.

Our schedule is class-based and consistent week to week, though the number of classes offered varies by day. Some days include one class, while others include up to three, with no more than three classes offered in a single day. Because activity occurs only during scheduled classes rather than continuous business hours, attendance is modest and predictable. Participants typically arrive shortly before class begins and depart shortly after it ends, with most individuals at the studio for about one hour at a time.

Rising Tides Yoga operates with a small team of instructors who work on a freelance, pop-in basis. At any given time, there are typically one to two instructors present, and the total number of individuals working regularly with the studio is fewer than five.

The studio has its own dedicated parking lot for participants, ensuring that there is no impact on surrounding streets, traffic, or neighboring properties. The use of the space does not involve changes to the structure or exterior of the building. There are no activities that would create disruption to the surrounding area.

Our intention is simply to create a peaceful place where people can gather, take care of their health, and leave feeling a little more grounded and connected than when they arrived. We respectfully hope the Board will approve this exception so that Rising Tides Yoga can continue offering a positive space that brings wellness, kindness, and connection to those who walk through our doors and quietly contributes something good to the community around us.

Thank you for your time and consideration.

Sincerely,

Ashley Smith
Owner, Rising Tides Yoga

Dear Members of the Board,

In response to a few additional items within the application criteria:

(e)

Rising Tides Yoga is a quiet, indoor wellness use that is designed to have minimal impact on the surrounding area. The studio does not produce smoke, odor, or environmental emissions, and noise levels are low and contained within the space. There are no operational elements that would create disruption to neighboring properties.

The use does not involve any changes to the structure or site that would affect drainage or environmental conditions. The property provides adequate access along with a dedicated parking area, allowing participants to arrive and depart without impacting surrounding streets. Overall, the nature of the studio is calm, contained, and respectful of the surrounding environment.

(g)

It is our understanding that the proposed use is consistent with the intent of the Easton Comprehensive Plan. The Future Land Use Map designates this property for commercial use, and a small-scale wellness studio aligns with that designation.

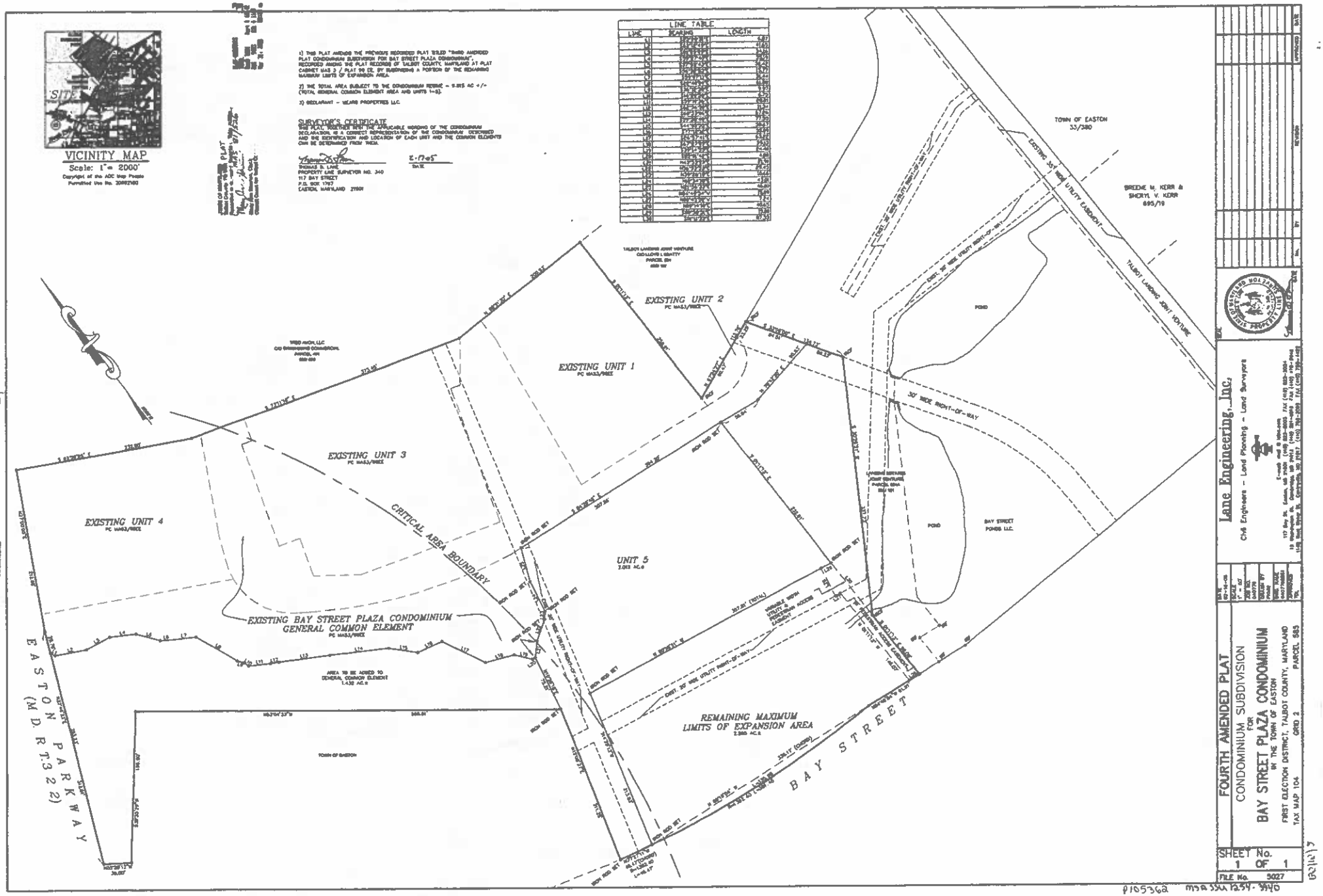
Rising Tides Yoga is a low intensity use that is compatible with and complementary to the surrounding area. It reflects the type of service-oriented use commonly found within commercial settings and does not introduce activity that would be out of character with nearby properties.

Our intention is simply to operate within the existing space in a way that is thoughtful, appropriate, and aligned with the character of the community.

Thank you for your time and consideration.

Sincerely,

Ashley Smith
Owner, Rising Tides Yoga


VICINITY MAP
Scale: 1" = 2000'
SITE
1) THIS PLAT AMENDS THE PREVIOUS RECORDED PLAT TITLED "THIRD AMENDED PLAT CONDOMINIUM SUBDIVISION FOR BAY STREET PLAZA CONDOMINIUM", RECORDED AMONG THE PLAT RECORDS OF TALBOT COUNTY, MARYLAND AT PLAT CABINET MAS 3 / PLAT NO 19, BY ENLARGING A PORTION OF THE REMAINING MAXIMUM LIMITS OF EXPANSION AREA.
2) THE TOTAL AREA SUBJECT TO THE CONDOMINIUM REGIME = 5.915 AC +/- (TOTAL GENERAL COMMON ELEMENT AREA AND UNITS 1-5).
3) DECLARANT - WEARS PROPERTIES LLC
SURVEYOR'S CERTIFICATE
THIS PLAT, TOGETHER WITH THE APPLICABLE PROVISIONS OF THE CONDOMINIUM DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THESE.
THOMAS B. LANE
PROPERTY LINE SURVEYOR NO. 340
117 BAY STREET
P.O. BOX 1797
EASTON, MARYLAND 21601
LINE TABLE
EXISTING UNIT 1
EXISTING UNIT 2
EXISTING UNIT 3
EXISTING UNIT 4
UNIT 5
EXISTING BAY STREET PLAZA CONDOMINIUM GENERAL COMMON ELEMENT
AREA TO BE ADDED TO GENERAL COMMON ELEMENT
REMAINING MAXIMUM LIMITS OF EXPANSION AREA
CRITICAL AREA BOUNDARY
30' WIDE RIGHT-OF-WAY
EXISTING 35' WIDE UTILITY EASEMENT
TALBOT LANDING JOINT VENTURE
TOWN OF EASTON 33/380
BREENE M. KERR & SHERYL V. KERR 695/19
POND
BAY STREET PONDS LLC
EASTON PARKWAY (MD. RT. 322)
BAY STREET
FOURTH AMENDED PLAT
CONDOMINIUM SUBDIVISION
FOR
BAY STREET PLAZA CONDOMINIUM
IN THE TOWN OF EASTON
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
TAX MAP 104 GRID 2 PARCEL 583
Lane Engineering, Inc.
Civil Engineers - Land Planning - Land Surveyors
SHEET No. 1 OF 1
FILE No. 5027

Lynda Hill
Owner, Eastern Shore Retirement Associates LP
402 Marvel Court, 2 Floor, Easton, MD 21601

March 16, 2026

Planning and Zoning
Board of Zoning Appeals
14 South Harrison Street, Easton, MD 21601

Re: Authorization for Tenant to File for Special Exception

Dear Members of the Board,

As the property owner of 301 Bay Street, Unit 202, Easton, MD 21601 which is owned under Eastern Shore Retirement Associates LP, I am providing my permission for my commercial tenant, Ashley Smith, to apply for a special exception with the Board of Zoning Appeals.

This letter serves as formal authorization for the tenant to submit all necessary applications and support documentation related to the requested exception on behalf of their business operations at the above location.

Please feel free to contact me if any additional information or documentation is required.

Sincerely,

Lynda Hill
Owner, Eastern Shore Retirement Associates LP

RECEIPT

TOWN OF EASTON

Planning & Zoning Department

14 South Harrison Street
Easton, Maryland 21601

APPLICATION #	DATE
2026 - 1684	3/20/2026
PROJECT ID	**RECEIPT #**
SE 26 - 04	8070

TO:

Rising Tides Yoga
301 Bay Street A STE 202
Easton, Maryland 21601

RE: Applications 2026 - 1684 / SE 26 - 04

301 Bay Street A STE 202
Tax Map 0104, Grid 00EA, Parcel 0585, Lot 1
Easton, Maryland 21601

Date	Description	Transaction	Amount
03/20/2026	BOARD OF ZONING APPEALS - SPECIAL EXCEPTION	*PZ - PAYMENTS*	700.00
		CSTP - SERVICE FEE	17.50
			-
			-
			-
			-
			-
			-
			-
			-
Thank you!		**TOTAL**	**$717.50**

Paid in full. Thank you!

If you have any questions about this receipt, please contact
Samantha N. Smith, Administrative Specialist (410) 822-1943, ssmith@eastonmd.gov

TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

April 30, 2026

Rising Tides Yoga
% Ashley Smith
261 N. Field Way
Centreville, Maryland 21617

Re: BOZA Application SE - 1684 / SE 26 - 04
301 Bay Street Unit 202 - Rising Tides Yoga
Tax Map 0104, Grid 00EA, Parcel 0585
Easton, Maryland 21601

Mrs. Smith,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, May 19, 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

May 4, 2026

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, May 19, 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 - 1684 / SE 26 - 04 has been filed by Ashley Smith of Rising Tides Yoga (Applicant), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for a Fitness Center/Sports Training Facility/Health Spa/Figure Salon, use (4) 408 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as yoga studio in the CG – Commercial General Zoning District. The property is located at 301 Bay Street, Unit 202, Easton, Maryland, also known as Tax Map 0104, Grid 00EA, Parcel 0585, and is situated in the CG – Commercial General Zoning District. The property is owned by Eastern Shore Retirement Associates LP.

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

Subject property posting pursuant to
Section 28-1303.5.B.3 of the Town of Easton Zoning Code
May 1, 2026

APG Media of Chesapeake, LLC

29088 Airpark Drive
Easton, MD 21601

05/04/26
3103895

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND
COUNTY OF: Talbot County

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The Star Democrat 05/02/26

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TOWN OF EASTON BOARD OF ZONING APPEALS

3103895 SD 5/2/2026

Orestes Baez
President & Publisher

THE STAR DEMOCRAT - ONE TIME - SATURDAY, MAY 2, 2026

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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.

Bowman Psychiatry

3 North Harrison St
Suite 205
Easton MD 21601

drbowman@bowmanpsychiatry.com
fax: 235-525-6375
phone: 410-205-5015

March 18th, 2026

To the Members of the Town Council,

I am writing to express my strong support for **Rising Tide Yoga Studio** and to respectfully encourage approval of its zoning appeal.

I am both a local psychiatrist and an active member of the yoga community in Easton. Since the closure of the town's last dedicated yoga studio after the COVID-19 pandemic, our community has had very limited access to consistent, high-quality yoga offerings. While a few fitness spaces offer occasional yoga or Pilates classes, these are sporadic and do not provide the structure, variety, or sense of community that a dedicated studio offers.

Rising Tide has filled a meaningful and much-needed gap. It is currently the only yoga studio in Easton, and it provides something that has not been available locally: regular, well-attended classes, including heated yoga, which many practitioners specifically seek out for both physical and mental health benefits. From my experience attending classes, participation is modest and appropriate for the space, typically around 8–10 individuals per session, with its capacity being around 15 people.

Beyond the physical practice, Rising Tide has become a gathering place that fosters connection, support, and overall wellness. It has brought together a community of individuals who are committed to improving their health, managing stress, and supporting one another. As a mental health professional, I see firsthand how important spaces like this are for emotional resilience, social connection, and preventive health care.

I would also like to address potential concerns regarding traffic, noise, and parking. Based on my experience, these concerns do not reflect the reality of the studio's operations. The studio is small, located toward the back of the space, and does not generate significant noise or disruption. There is ample parking available, and I have never observed congestion or any negative impact on the surrounding area.

In my view, Rising Tide is a positive and valuable addition to our town. It promotes health, strengthens community ties, and fills a clear unmet need. I respectfully urge the Council to consider the tangible benefits it brings and to support its continued operation.

Thank you for your time and thoughtful consideration.

Christina Bowman, MD
Board Certified Psychiatrist
License #: D87205
State: Maryland

To: Board of Zoning Appeals
From: Jonathan Ryan
Date: 3/19/2026
Subject: Special Exception for Rising Tides Yoga Studio

Members of the Board of Zoning Appeals,

I would like to respectfully request that the Board of Zoning Appeals approve the application for a special exception at 301 Bay Street A – Suite 202 to permit the use of the space for a yoga studio.

In my opinion, the proposed use conforms with the Special Exception Findings of Fact:

a. I have no specific knowledge of requirements but the space appears to be at or above the level of other yoga studios I have attended.
b. The yoga studio should have no adverse impact on health, safety, or welfare of residents.
c. The yoga studio should have no adverse impact on public facilities.
d. The yoga studio should not create congestion and has adequate parking facilities.
e. The yoga studio should have no adverse impact on the environment.
f. The yoga studio should have no adverse impact on the character of the area.
g. The yoga studio appears to be compatible and congruent with the other uses in the area.

The Smiths are providing a service (hot yoga) that has not been provided in Easton since the previous hot yoga studio on Brooks Drive closed over a decade ago. I know that myself and many other members of the community value this studio and are excited to have this offering available in Easton.

I believe that the Board of Zoning Appeals should approve the application for a special exception at 301 Bay Street A – Suite 202 to permit the use of the space for a yoga studio. The community will benefit from having an additional athletic and recreation resource, with no foreseeable negative impact on land use.

Respectfully,

Jonathan Ryan
24 N. Aurora Street, Easton MD 21601
410-310-0463

March 19, 2026

To Whom It May Concern,

I am writing this letter in support of Rising Tides Yoga located at 301 Bay Street, Suite 202, Easton, MD. It provides a meditative space in Easton that promotes mental and physical well being. Rising Tides Yoga provides the power of movement, mindfulness and community with a variety of classes, heated and non-heated to help build balance, strength and peace.

Classes that are provided are Hot26, Vinyasa Flow, Meditation, Melt, Yoga Sculpt, Yin Yoga. My favorite class is Hot26 Yoga which is a 26-posture sequence practiced in a heated room. This is the only Hot Yoga class provided in Easton to my knowledge. I am guided through slow mindful movement and breath work to empower my personal development. Ashley Smith, the owner, has been professional, responsive and supportive through my Yoga journey.

If you have any questions or would like to discuss further, please do not hesitate to contact me via hhsmith2277@gmail.com or 410-829-9733.

Thank you for your time.

All the best,

Holly Smith

Holly Smith
hhsmith2277@gmail.com
410-829-9733

TOWN OF EASTON

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

EXHIBIT SUMMARY
for 8275 OCEAN GATEWAY
V - 1709 / V 26 - 02
2026 - 05 - 19

Applicant notified of hearing date: Email: 2026-04-30 – 19 days

Exhibit A: P&Z Staff Report: 2026-05-12 – 7 days

Exhibit B: Application

Application: 2026-04-09 – 40 days
- Variance Application V-1709
- Variance Request and Findings of Fact
- Signage Exhibit
- Exterior Elevations
- Design Exhibit
- January 2025 Recorded Deed

Proof of Payment: 2026-04-09 – 40 days

Exhibit C: Public Notices

Applicant Hearing Letter: 2026-04-30 – 19 days

400' Notices Distributed: 2026-05-04 – 15 days

Picture of Property Sign Posting: 2026-05-01 – 18 days

Star Democrat Legal Advertisement: 2026-05-02 – 17 days
- Star Democrat Proof
- Certificate of Publication

Date of Hearing: May 19, 2026

4c

BOARD OF ZONING APPEALS
PUBLIC HEARING
STAFF REPORT

SUBJECT: **VARIANCE-1709**

ELECTION WARD: Ward 2

CRITICAL ACTION DATE: At the pleasure of the Board.

STAFF CONTACTS: Nicholas Johnson, AICP – Town Planner
Miguel Salinas - Director of Planning and Zoning

APPLICANT: Curtis Snyder Esq. on behalf of Delmarva Real Estate Management Group LLC

PURPOSE: The applicant is seeking a variance from §28-1001.7.A.1.c. of the Town's Zoning Ordinance to install wall signage in excess of the maximum permitted area.

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

APPLICATION INFORMATION:	
APPLICANT: Delmarva Real Estate Management Group LLC	**REPRESENTATIVE:** Curtis Snyder Esq.

PARCELS/ACREAGE:

Parcel Information	Acreage
Map 103, Grid 00EA, Parcel 2861	0.86

ACCEPTANCE DATE: April 9, 2026	**LOCATION:** 8275 Ocean Gateway
EXISTING ZONING CG	**EXISTING LAND USE:** Commercial

HISTORIC DISTRICT:	**FUTURE LAND USE:**
No	Commercial

CONTEXT:

Location/Site Access – The subject property is located directly adjacent to west bound Ocean Gateway (US-50). Vehicular ingress and egress are provided via two existing access points on west bound Ocean Gateway. There are no existing or proposed pedestrian facilities on or adjacent to the site.

Existing Conditions– The property is currently being developed as a 2,005 square foot, fast food restaurant with a dual lane drive through. Once completed, the property will contain 20 off-street parking spaces and at least 2 bicycle spaces.

Project Background – This project first received a waiver from landscaped buffer yard requirements of the Zoning Ordinance from the Planning Commission on March 20, 2025. This waiver permitted the installation of less than the required number of canopy trees on the site as well as a reduction in the width and the number of plantings in the buffer yard along US-50. The standard buffer yard 'B' requires a 25-foot-wide landscaped area consisting of 2 canopy and 1 evergreen tree planted every 50-feet. The Planning Commission subsequently approved the architecture of the building on April 17, 2025.

Figure 1 Approved Architecture

Surrounding Properties –

	Land Use	Zoning District(s)	Future Planned Land Use
West	Commercial	CG	Commercial
North	Commercial	CG	Commercial
South	Industrial	CG	Commercial

Figure 2 Vicinity Map

PROPOSAL: The applicant is proposing to install one additional 24.2 square foot wall mounted sign on the south facing facade. The maximum area of wall signage for individual businesses on a separate property is calculated as follows:

"wall-mounted signage for each street frontage is permitted with a maximum area of one square foot of signage per one lineal foot of street frontage of the building."

This property has one road frontage on US-50 with a building frontage of 56 feet 9 inches measured from the end of the drive through canopy to the opposite side of the building. This entitles the property to 56.75 square feet of wall signage. Both signs currently shown on the west elevation account for 53.2 square feet.

	Permitted	Proposed	Difference
Maximum Area of Wall Mounted Signage	56.75 square feet[1]	77.4 square feet	36.4% 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 – One of the purpose statements found in the Article 11 (Sign Regulations) of the Zoning Ordinance states that the ordinance is intended to "To protect and enhance the small-town character of Easton by requiring new and replacement signage which is appropriately sized for its context" (§28-1101.1.D(6)). The area requirements for wall mounted signage were created precisely for this purpose and require wall signs to be sized proportionally to the building's frontage. Allowing signage that goes above this threshold contradicts the purpose statement referenced above. It is in the public's interest to prohibit excessive signage due to the negative aesthetic effect that excessive signage can have.

b. 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 lacks unique physical characteristics or constraints that would hinder the installation of code-compliant signage. Numerous CG-zoned businesses along the US-50 corridor with a single street frontage—including Dunkin', Arby's, and Taco bell—successfully operate within the Zoning Ordinance's maximum wall signage requirements. These establishments maintain sufficient visibility through a combination of permitted wall signage and a freestanding sign. Notably, this property possesses superior visibility compared to similar uses along US-50 due to a previously granted buffer yard waiver. Furthermore, the site's previous occupant (Wendy's) operated with only one wall-mounted sign and one freestanding sign. Denial of the requested variance would not preclude the applicant from installing the west-facing wall signage depicted in the plans or a conforming 50-square-foot freestanding sign. As this combination provides ample visibility, the applicant faces no "practical difficulty" that would justify a variance.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **deny** Variance 1709 based on staff's draft findings

[1] Measurements taken from approved building plans.

OR

2. I move that the Board of Zoning Appeals approve Variance 1709 based on the following findings...

OR

3. I move an alternate motion.

RECEIVED
APR 09 2026
TOWN OF EASTON

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

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

☑ VARIANCE ☐ APPEAL ☐ SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	8275 Ocean Gateway, Easton, MD 21601						
TAX MAP	103	GRID	00EA	PARCEL	2861	LOT	
DEED REFERENCE	LIBER	3166	FOLIO	159			
PLAT REFERENCE	LIBER	3244	FOLIO	416			
EXISTING USE	Quick Service Restaurant						
ZONING DISTRICT	GC						

HISTORIC DISTRICT Y ☐ N ☑ Planned Redevelopment District Y ☐ N ☑

OWNER

NAME	Delmarva Real Estate Management Group, LLC
MAILING ADDRESS	1807 Chancellor Point Road, Trappe, MD 21673
TELEPHONE NO.	[redacted] EMAIL [redacted]

APPLICANT OR AGENT

NAME	Curtis Snyder, esq.
MAILING ADDRESS	1807 Chancellor Point Road, Trappe, MD 21673
TELEPHONE NO.	[redacted] EMAI [redacted]

Surveyor / Engineer

NAME	Alec Chosta
License Number and Experation	51461, 04/04/2028
MAILING ADDRESS	Lane Engineering, 117 Bay Street, Easton, MD 21601, Alec Chosta
TELEPHONE NO.	[redacted] EMAIL [redacted]

REQUEST DETAILS

SUBJECT TO PREVIOUS BOZA APPLICATION Y ☐ N ☑

ZONING ORDINANCE SECTION 28-1101.6 (A) (1) (c)

☑ 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	Curtis Snyder
Date	4/6/2026
PRINTED NAME OF APPLICANT OR AGENT	Curtis Snyder

For Office Use Only

Project Number	V 26-02	Fee Received	$250.00
Application Number	V-1709	Application Notification	05/04/2026
Filing Date	04/09/2026	Property Posting Date	05/04/2026
BOZA Hearing Date	05/19/2026	Notice(s) Published	05/02/2026
If ESDR, Date	-		

Revised 11-2023

Delmarva Real Estate Management Group, LLC
1807 Chancellor Point Road
Trappe, Maryland 21673
Attn: Curtis S. Snyder, esq.

April 8, 2026

Board of Zoning Appeals
14 S Harrison Street
PO BOX 520
Easton, Maryland 21601

RE: 8275 Ocean Gateway, Easton, Maryland 21601 Signage Variance Request.

I. INTRODUCTION

This memorandum is submitted on behalf of Delmarva Real Estate Management Group, LLC (the "**Property Owner**"), in support of a variance from § 28-1101.6(A)(1)(c) of the Town of Easton Zoning Code (the "**Code**") to permit wall-mounted signage exceeding the maximum allowable area for the property located at 8275 Ocean Gateway, Easton, Maryland 21601 (the "**Property**"). The Property will be operated as a Zaxbys quick service restaurant.

The requested variance is necessary due to the Property's unique location along a high-volume arterial corridor and physical characteristics that limit the effectiveness of strictly compliant wall-mounted signage. The adjacent property, currently operated as a Verizon Wireless retail store, was granted an almost identical variance to permit wall-mounted signage on the parking lot side of the business in Board of Zoning Appeals Case No. V-756, with an address of 8289 Ocean Gateway, Easton, Maryland 21601. Our request for a variance is minimal in that we are only requesting to be granted a variance for a second "button" sign that is on the parking lot side of the business and part of the overall corporate characteristic. The desired wall-mounted sign was included on architectural renderings reviewed by the planning commission for architectural approval.

II. SUBJECT PROPERTY AND SITE CONDITIONS

The Property is located along U.S. Route 50 (Ocean Gateway), a principal arterial highway characterized by: (i) high traffic volumes; (ii) limited reaction time for passing motorists; (iii) increased setback distances between buildings and the roadway; and (iv) potential visual obstructions from adjacent commercial development and signage. These conditions materially reduce the visibility of wall-mounted signage when limited strictly to the area permitted under the Code. The characteristics of the requested signage conforms to the existing architecture of other businesses along the Route 50 corridor.

Moreover, the orientation of the building and the Code create a front-facing façade with an additional southern façade designed for customer entrance after parking onsite. The additional "button" sign highlights the access to the dining room for customers on the southern façade of the building once on site and looking to enter the building. This increases site efficiency and pedestrian safety directing customers quickly to the door and out of the path of potential oncoming traffic exiting Route 50 onto the Property.

III. APPLICABLE SIGN REGULATIONS

Pursuant to § 28-1101.6(A)(1)(c) of the Code, wall-mounted signage for each street frontage is limited to a maximum area of one square foot of signage per one lineal foot of street frontage of the building. If the southern façade of the building was facing a road, the requested signage would be significantly below the maximum allowable limit for signage, as the limitation is placed on each side of the building with street frontage. In this case, there is no street frontage and, thus, no allowable limit of wall-mounted signage under the Code.

IV. VARIANCE FINDINGS OF FACT

A. A variance may be granted where the granting of a variance would not impede or in any way be detrimental to satisfying any of the following objectives of the Zoning Ordinance:

a. Help accomplish the coordinated, adjusted and harmonious development of the Town and its enviros in accordance with present and future needs.

The Property's location on Route 50 creates conditions that are not typical of interior commercial parcels with high-volume traffic and more commercialized architectural features. The parking lot is located on the side of the building that has no street frontage and eliminates the ability to place wall-mounted signage under the Code. The oncoming traffic exits Route 50 onto the site along the side of the building in which the signage variance is requested. This creates an increased need for pedestrian safety to reach the building's entrance without lingering in the parking lot. The requested signage is the minimum necessary for economic viability and pedestrian safety. An almost identical variance was granted to the adjacent property.

b. Promote health, safety, morals, order, convenience, prosperity, and general welfare, including among other things, adequate provisions for traffic, the promotion of public safety, adequate provisions for light and air, conservation of natural resources, the prevention of environmental pollution, and the promotion of the healthful and convenient distribution of population.

The requested signage promotes public safety by helping pedestrians on site quickly locate the entrance to the building from the parking lot that is located on the side of the building.

This helps to ensure pedestrians efficiently make their way to the building and out of the way of oncoming traffic headed to the drive through portion of the Property.

c. *Encourage, and where necessary, require land use development and uses which exemplify good civic design and arrangement and the stewardship of the Chesapeake Bay and the land as a universal ethic.*

The requested signage exemplifies good civic design by promoting the public safety of onsite pedestrians identifying the entrance to the building efficiently.

d. *Encourage the conservation of resources, including a reduction in resource consumption.*

The requested signage is the minimum amount needed for economic viability of the use and pedestrian safety on site.

e. *Locate development locations suitable for it given existing and reasonably foreseeable development.*

The land use development and use of a quick service restaurant on the Property are suitable along the Route 50 corridor in the Town of Easton.

f. *Encourage appropriate and sustainable economic growth.*

Strict compliance would render signage ineffective and impair the economic viability of the use. There would also be an increased risk of pedestrian safety on site.

B. Describe how the proposed variance will be in harmony with the Town's Zoning Ordinance, Comprehensive Plan, and any applicable small area plans.

The proposed signage variance will be in harmony with the Town's Zoning Ordinance and Comprehensive Plan by promoting the economic viability of a new business and the public welfare of increased pedestrian safety on site. The Property is zoned general commercial and situated along the Route 50 corridor. The renderings approved by the Planning Commission displayed more signage than is requested when reviewed for architectural approval.

C. Describe how the proposed variance will not be harmful to the neighborhood or endanger public safety, health or welfare.

The proposed signage variance will promote public safety for pedestrians entering the building from the parking space. There will be no harmful effects to the neighborhood as the State Highway Department's building adjacent to the site blocks the view of the signage from neighboring properties. The character of the signage is aligned with the surrounding areas architectural features.

D. What conditions are peculiar to the Property?

The Property's location on Route 50 creates conditions that are not typical of interior commercial parcels, including reduced visibility due to setbacks and high-volume traffic. The parking lot is located on the side of the building that has no street frontage and eliminates the ability to place wall-mounted signage under the Code. The oncoming traffic exits Route 50 onto the site along the side of the building in which the signage variance is requested, which creates an increased need for pedestrian safety to reach the building's entrance without lingering in the parking lot. If a secondary street was located on this side of the Property, the signage would be under the maximum allowable area permitted for signage.

E. Did the Property Owner take any action that resulted in the need for a variance to be granted?

The hardship arises from site layout and roadway conditions, not from the Property Owner's actions. The Code requires parking lots for commercial uses to be located in the rear or side yards (see § 28-1001.3(I)).

F. Practical hardship or difficulty.

Strict compliance would make signage ineffective leading to an impairment of the economic viability of the use and an increased risk to pedestrian safety on site. The Property's location on Route 50 creates conditions that are not typical of interior commercial parcels, including reduced visibility due to setbacks and high-volume traffic. The Code requires parking lots to be on the rear or side of the property, which causes direct traffic exiting Route 50 onto the site to encounter the path of pedestrians moving from the parking lot to the buildings entrance.

The purpose of the ordinance was to limit unnecessary signage. The requested signage increase is the minimum amount of necessary signage for economic viability and pedestrian safety. The proposed signage will be architecturally integrated and consistent with surrounding commercial development along the Route 50 corridor. The adjacent property was granted a signage variance in an almost identical situation.

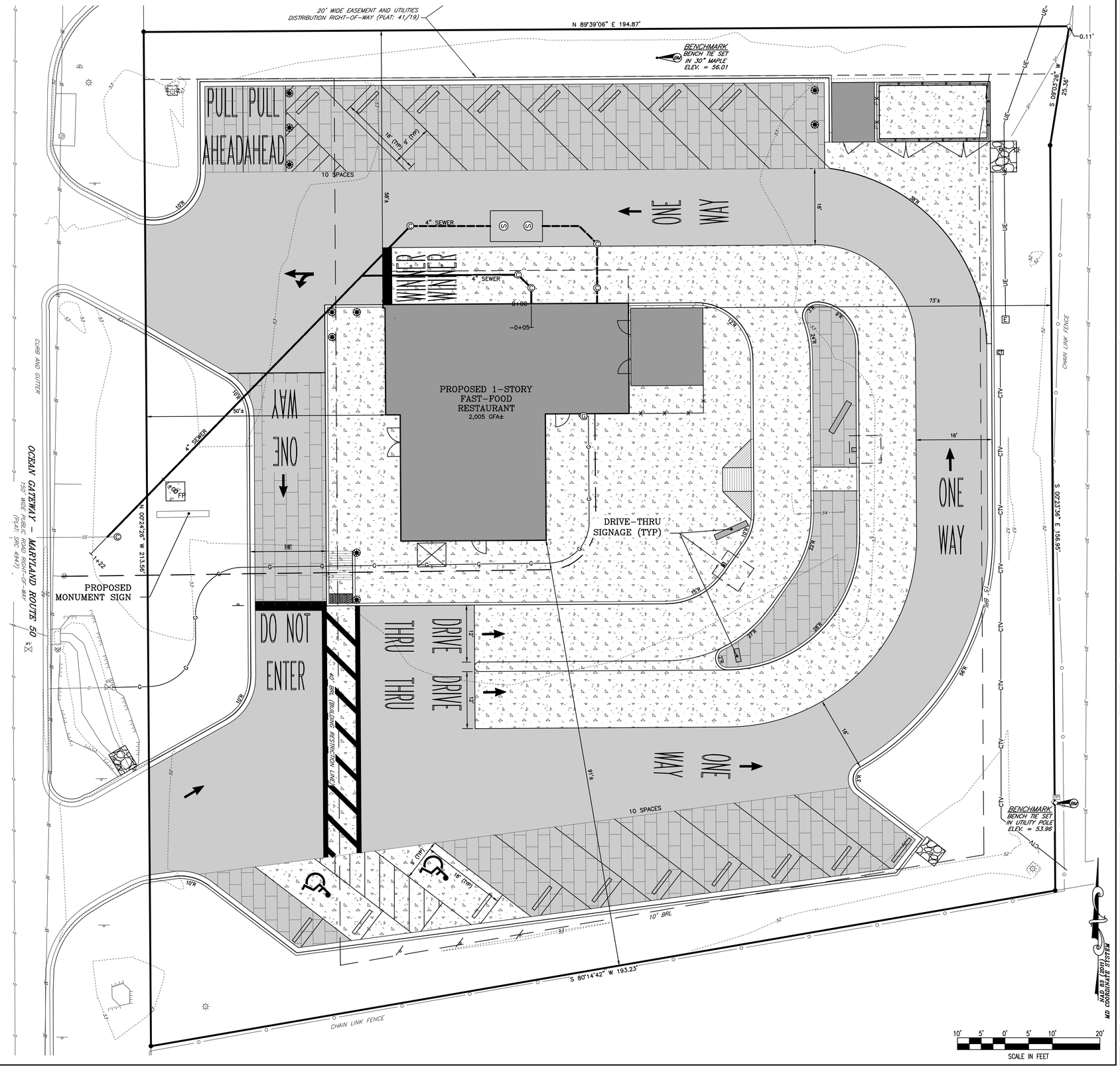
VI. CONCLUSION

The requested variance satisfies all applicable criteria and should be approved.

Respectfully submitted,

Curtis Snyder

Curtis S. Snyder, esq.



NOTE:

THE IMPROVEMENTS SHOWN HEREON HAVE BEEN APPROVED BY THE TOWN OF EASTON ON SEPTEMBER 12, 2025 AND BY THE STATE HIGHWAY ADMINISTRATION ON DECEMBER 9, 2025. THE PURPOSE AND INTENT OF THIS EXHIBIT IS TO SOLICIT A VARIANCE FOR ONSITE SIGNAGE.

LEGEND

- SINGLE POST SIGN
- ELECTRIC HANDHOLE
- UTILITY POLE
- LAMP POLE
- STORM DRAIN MANHOLE
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- PROPOSED GAS METER
- GAS SHUTOFF VALVE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- COMPUTED POINT
- IRON ROD FOUND
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

WARNING!!

THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.

MISS UTILITY
DIG WITH CARE
BEFORE YOU DIG CALL
1-800-441-8355 OR 811
PROTECT YOURSELF, GIVE
TWO WORKING DAYS NOTICE

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@lanei nc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL

DATE

SIGNAGE EXHIBIT

FOR
DELMARVA REAL ESTATE
MANAGEMENT GROUP, LLC

IN THE TOWN OF EASTON, WARD 2
TALBOT COUNTY, MARYLAND
TAX MAP 103 GRID 0EA PARCEL 2861

ISSUED/REVISED FOR: DATE: BY:

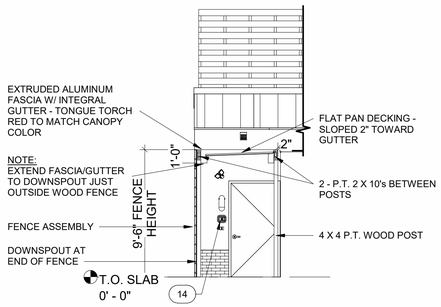
SHEET No. 1 OF 1
SCALE: AS NOTED
JOB No. 240547
FILE No. D481

Date: 04/09/2026 - 11:04am User: barnes Project Manager: BCE
Drawing Path: J:\2024\0500\240547\Civil3D-240547\Dwg\Plots\CSP-PC EXBT-PLTS-240547.dwg | C-101
XREF File(s): VLD-BASE-240547/YSF-BASE-240547/CSP-BASE-240547/CBS-BASE-240547/CUP-BASE-240547/RLD-EUC-BASE-240547/LLP-BASE-240547/CSF-BASE-240547/CPN-SKE-240547

EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	MANUFACTURER	SPECIFICATIONS	NOTES	CONTACT
EXTERIOR WALL FINISH					
BR-01	BRICK	NICHIHA OR GLEN GERY	#387 RUSTIC RED FLASHED THIN BRICK	BRICK MORTAR TO BE GLEN GERY G-602	
EIFS-01	EIFS STUCCO	PAREX	WATERMASTER	PAINTED PT-12	
EIFS-02	EIFS STUCCO	PAREX	WATERMASTER	PAINTED PT-10	
MP-01	METAL PANEL	CMP	SNAP CLAD - STANDING SEAM METAL PANELING - FACTORY PAINTED FOUNDERS BLUE	SMOOTH PANEL FINISH / PROFILE 16" O/C	CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
MP-03	METAL PANEL	CMP	SNAP CLAD - STANDING SEAM METAL PANELING - FACTORY PAINTED TONGUE TORCH RED	SMOOTH PANEL FINISH / PROFILE 16" O/C	CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
PT-07	PAINT	SHERWIN WILLIAMS	SW 6258 TRICORN BLACK	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR	CONTACT: KATRINA PARTEE - PHONE (404) 323 2263 EMAIL: katrina.d.partee@sherwing.com
PT-10	PAINT	SHERWIN WILLIAMS	CUSTOM PAINT COLOR - ZAXBYS FOUNDERS BLUE - MATTE FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR	CONTACT: KATRINA PARTEE - PHONE (404) 323 2263 EMAIL: katrina.d.partee@sherwing.com
PT-11	PAINT	SHERWIN WILLIAMS	CUSTOM PAINT COLOR - ZAXBYS TONGUE TORCH RED - SATIN FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR	CONTACT: KATRINA PARTEE - PHONE (404) 323 2263 EMAIL: katrina.d.partee@sherwing.com
PT-12	PAINT	SHERWIN WILLIAMS	CUSTOM PAINT COLOR - ZAXBYS COLESLAW WHITE - SATIN FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR	CONTACT: KATRINA PARTEE - PHONE (404) 323 2263 EMAIL: katrina.d.partee@sherwing.com
PT-13	PAINT	SHERWIN WILLIAMS	SW 7069 IRON ORE - SATIN FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR	CONTACT: KATRINA PARTEE - PHONE (404) 323 2263 EMAIL: katrina.d.partee@sherwing.com
MECHANICAL ROOF SCREEN					
SC-01	METAL SCREEN	CMP	CR-AX6 - HORIZONTAL REVEAL MOLDINGS FACTORY PAINTED FOUNDERS BLUE		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
ROOFING					
MP-02	METAL PANEL	CMP	SNAP CLAD -STANDING SEAM METAL PANELING - FACTORY PAINTED FOUNDERS BLUE	GC TO PROVIDE MATCHING RIDGE VENT AND SNOW/ICE GUARDS AS SHOWN TO BE PAINTED PT-10.	CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
MT-01	COPING	CMP	METAL COPING AND TRIM. PERMA TITE FACTORY PAINTED FOUNDERS BLUE		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
MT-02	GUTTER	CMP	METAL SCUPPER AND DOWNSPOUTS - FACTORY PAINTED FOUNDERS BLUE		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
MT-03	METAL TRIM	CMP	METAL AWNINGS/EYEBROW - ANCHOR TITE 8.5"	CANOPY SUPPLIER TO PROVIDE CUSTOM COLORED ACM METAL PER ZAXBYS STANDARDS	CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
ROOF-1	ROOFING MEMBRANE	VERSICO	60 MIL WHITE VERSIFLEX PVC		CONTACT: COREY BLANK - PHONE: (203) 215-7859 EMAIL: corey.blank@versico.com
STOREFRONT					
SF-01	STOREFRONT	KAWNEER	TRIFAB VERSAGLAZE 451T - ALUMINUM DARK BRONZE ANODIZED	CONTACT: QUALITY GLASS - PHONE (706) 548-4481	CONTACT: QUALITY GLASS - PHONE (706) 548-4481

GENERAL NOTE: PLEASE REFER TO PAINT BASES AND CUSTOM CODES ON A112 – FINISH SCHEDULE.



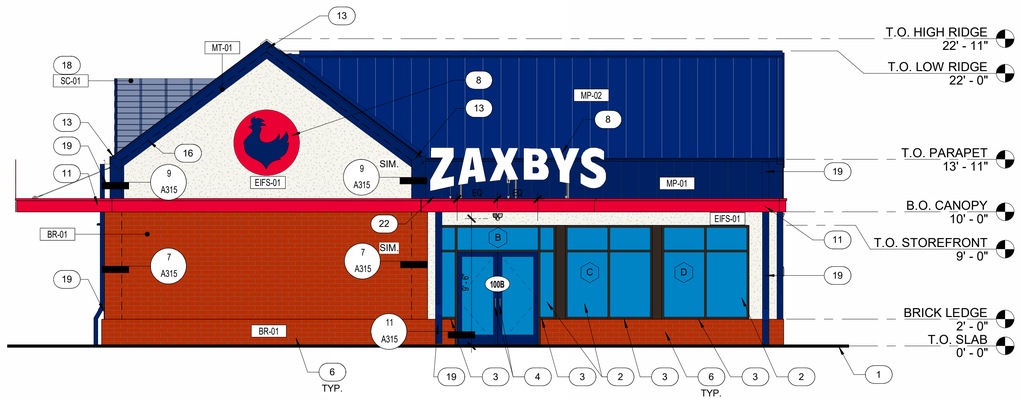
5 SECTION AT COVERED WALKWAY

EXTERIOR ELEVATION GENEARL NOTES

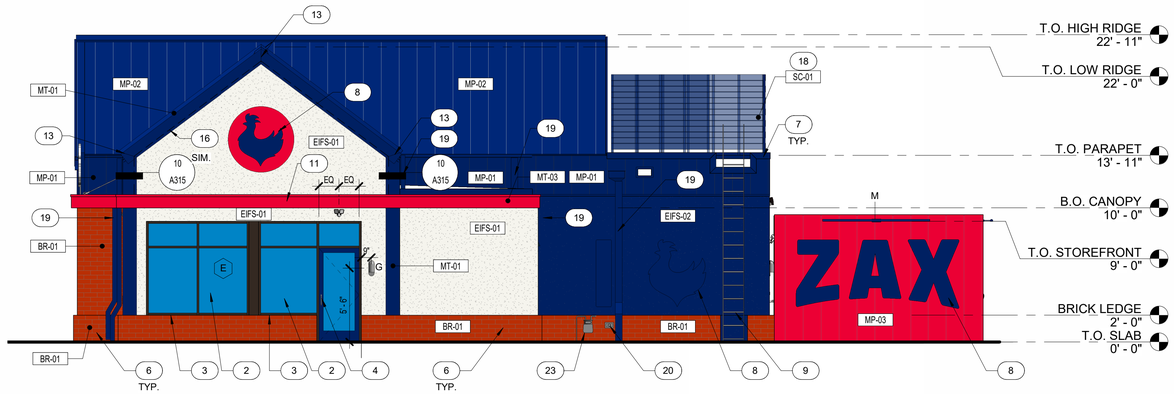
A. PER MANUFACTURERS REQUIREMENTS, IF REQUIRED, PROVIDE HORIZONTAL AND VERTICAL REVEALS IN EIFS SYSTEM. IF REQUIRED, GC TO VERIFY LOCATION OF REVEALS WITH ARCHITECT PRIOR TO LOCATING.
B. REFER TO A001-A004 FOR ALL EXTERIOR PRODUCTS AND MATERIAL SPECIFICATIONS. CONSULT AOR PRIOR TO REPLACING SPECIFIED PRODUCT.

EXTERIOR ELEVATION KEYNOTES

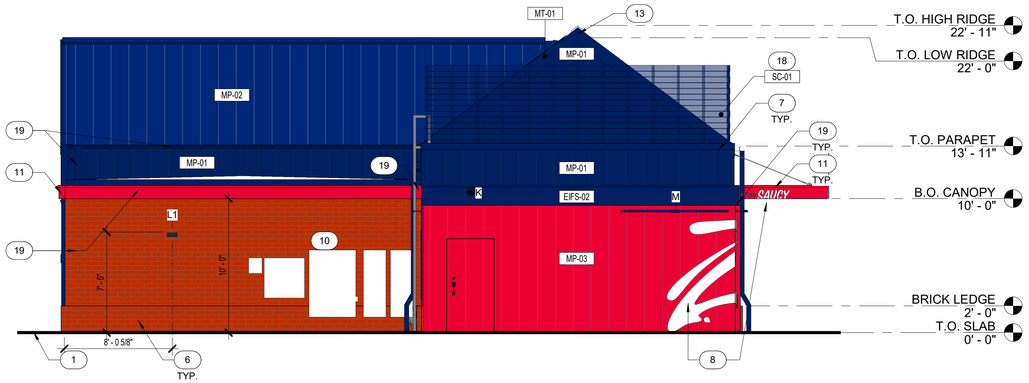
1. LNE INDICATES PROPOSED GRADE/SIDEWALK ELEVATION - GENERAL CONTRACTOR TO PROVIDE ADEQUATE AND CODE COMPLIANT POSITIVE DRAINAGE AWAY FROM FACE OF PROPOSED BUILDING AS REQUIRED
2. THERMALLY BROKEN ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING - ROD AND CAULK AROUND ENTIRE PERIMETER OF OPENING.
3. PREFINISHED METAL WINDOW SILL FLASHING AS PER WINDOW MANUFACTURERS RECOMMENDATIONS.
4. DOOR HANDLES TO BE PELLET ICE BLUE.
5. INSULATED HOLLOW METAL DOOR AND FRAME - ROD AND CAULK AROUND ENTIRE PERIMETER OF OPENING - REFER TO DOOR SCHEDULE FOR FINISH REQUIREMENTS.
6. GENERAL CONTRACTOR TO PROVIDE CONTROL JOINTS ALONG BRICK INSTALLATION BASED ON MANUFACTURERS RECOMMENDATIONS.
7. PREFINISHED METAL CAP FLASHING.
8. BUILDING SIGNAGE IS FOR REFERENCE PURPOSES ONLY AND ARE TO BE SUBMITTED, REVIEWED, INSTALLED AND INSPECTED UNDER A SEPARATE PERMIT SUBMITTAL.
9. EXTERIOR SHIPS ROOF LADDER - PAINTED TO MATCH ADJACENT SURFACES.
10. ELECTRICAL METER , MDP AND PANEL LOCATION - REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION.
11. PREFINISHED METAL CANOPIES WITH INTEGRAL LIGHTING.
12. PREFINISHED ALUMINUM PASS-THRU WINDOW - ROD AND CAULK AROUND ENTIRE PERIMETER OF OPENINGS.
13. ALL GABLE CORNERS MUST BE MITERED TO CREATE APPEARANCE OF CONTINUOUS FASCIA. REFER TO DETAILS AND TO MANUFACTURERS SUPPLIED DETAILS FOR PROPER JOINING. CAULK AND SEAL ALL JOINTS SMOOTH AND PAINT FOUNDERS BLUE SEALANT FINISH.
14. KNOX BOX LOCATION - MOUNT @ 5'-0" AFF 0 VERIFY EXACT LOCATION WIHT LOCAL AUTHORITIES PRIOR TO INSTALLATION.
15. DOOR BELL LOCATION - GENERAL CONTRACTOR TO PROVIDE: EDWARDS SIGNALING, MODEL #AC 340-4N5.
16. DASHED LINED INDICATED LOCATION OF CONCEALED BLUE LIGHTING TRIM AT GABLE AND DOWN SIDE OF BUILDING. REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION.
17. PREFINISHED ALUMINUM WALK-OUT DOOR WITH INTEGRATED AIR CURTAIN - ROD AND CAULK AROUND ENTIRE PERIMTER OF OPENING.
18. PREFINISHED ALUMINUM MECHANICAL SCREENING ELEMENT.
19. PREFINISHED METAL DOWNSPOUT AND GUTTER SYSTEM - FINISH OF METAL TO MATCH ADJACENT FINISH.
20. HOSE BIBB LOCATIONS - REFER TO PLUMBING FOR ADDITIONAL INFORMATION.
21. EXTERIOR MOUNTED AIR CURTAIN - REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION .
22. ALL CANOPY TIEBACKS AND ATTACHMENT POINTS ARE TO BE PAINTED THE COLOR IN WHICH IT IS BEING MOUNTED TO.
23. GAS METER



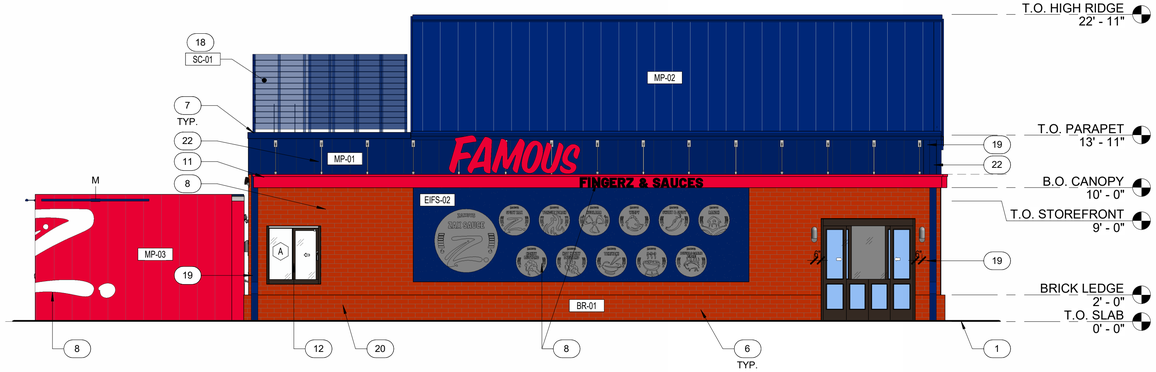
4 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

PROFESSIONAL CERTIFICATION PER MARYLAND STATE COMAR SECTION 09.21.02.04

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18344, EXPIRATION DATE: 03/11/2028

REVISIONS

5 REVISED 9-22-25 ZAXBYS CHANGES
6 REVISED 10-17-25 FIRE MARSHAL REVISION
7 REVISED 10-24-25 ZAXBYS CHANGES
8 REVISED 11-17-25 ZAXBYS REVISIONS
9 REVISED 1-19-26 ZAXBYS REVISIONS
10 REVISED 2-10-26 ZAXBYS CHANGES

PRECISION COMMERCIAL ARCHITECTS, INC
ARCHITECTURE SPACE PLANNING CONSULTING
2420 LITTLE JOHN LANE
CUMMING, GEORGIA 30040
P.: (404) 372-9550 WWW.PCARCHITECTS.COM

ZAXBY'S
8275 OCEAN GATEWAY
EASTON, MARYLAND 21601

ZAXBYS

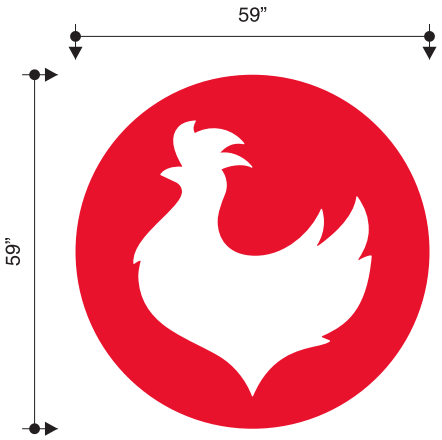
ARCHITECT 18344 ANTHONY C. WILLIAMS STATE OF MARYLAND

Scale	AS NOTED
Date	4 JUNE, 2025
Drawn by	C.W.
Job Number	25 3756
Checked by	C.W.

EXTERIOR ELEVATIONS

A201

TONGUE TORCH RED PMS 185 C CMYK 0 100 89 0 RGB 228 0 43 #E4002B RAL 3024 (LUMINOUS RED)	WHITE



ELECTRICAL NOTES

(81) MODULES WHITE LED
-(58 WATT)

(1) 60W-12V LED DRIVER1.2 AMPS

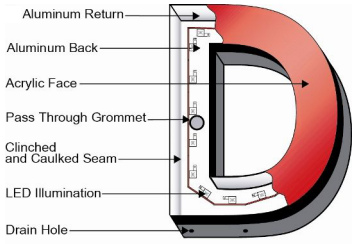
120V/1.2 AMPS

INPUT: #12 WIRE / 20 AMP CIRCUIT / 120V ENCASED IN MC CABLE PER BUILDING ELECTRICAL PLANS

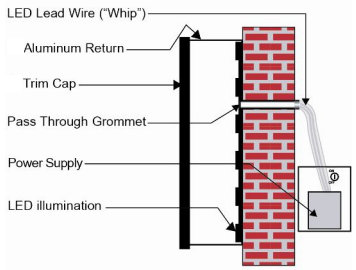
UL NO. 054863

FLUSH MOUNTED TO BUILDING SURFACE WITH INTERNAL POWER

BLACK RETURNS WITH BLACK TRIMCAP



FRONT VIEW



SIDE VIEW FLUSH MOUNT

Certification is made that all taxes due on the property indicated in this deed have been paid.
Finance Office of Talbot County
Clay B. Stamp Fin. Officer
JJ 02/07/2025

BOOK: 3166 PAGE: 159

Talbot County Cir Crt
IMP FD SURE $40.00
RECORDING FEE $20.00
TR TAX STATE $6,500.00
TR TAX CTY $13,000.00
TOTAL $19,560.00
KMD MG
Feb 07, 2025 10:34 am

Talbot County Finance Office
Recordation Tax $15,600.00
SJB 02/07/2025
Prop ID: 01-003496

VENTURE TITLE COMPANY, LLC
File No. **V-12842MTB**
Tax ID # **01 003496**

This Deed, made this 31st day of January, 2025, by and between **8275 OCEAN LLC, a Maryland limited liability company**, GRANTOR, and **DELMARVA REAL ESTATE MANAGEMENT GROUP, LLC, a Maryland limited liability company**, GRANTEE.

Witnesseth –

That in consideration of the sum of One Million Three Hundred Thousand and 00/100 Dollars ($1,300,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its successors and assigns 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:

TRACT NUMBER 1

Lots 10, 11, 13 and Parcel "B":

All those four lots or parcels of ground, situate in the Town of Easton, Talbot County Maryland, being (a) Lots Nos. 10, 11 and 13 as shown and designated on a plat entitled: "MAP SHOWING A SUBDIVSION OF 'ARCADIA', PROPERTY OF DWIGHT L. MILLER AND WIFE NEAR THE TOWN OF EASTON, TALBOT COUNTY MARYLAND" made October, 1946, by Kastenhuber and Anderson, Civil Engineers and Surveyors, which plat is recorded among the Plat Record Books of Talbot County at Plat Liber 2, folio 72, and (b) Parcel "B" as shown and designated on a plat entitled: "TOWN OF EASTON, MARYLAND, MAP SHOWING 'SYLVAN AVENUE' (TO BE CLOSED) AND UTILITIES RIGHT-OF-WAY AND EASEMENT" made December 1976 by James R. Kinnamon, Land Surveyor, which plat is recorded among the Plat Records of Talbot County at Plat Liber 41, Folio 19, said lots being more particularly described as follows:

Lot No. 10: BEGINNING for Lot No. 10 at a concrete-marker set in the ground at the Southeast corner of Parcel "B" as described hereinbelow and U.S. Route 50, and running from thence with the South side of said Parcel "B" Eastwardly, a distance of one hundred and forty and five tenths (140.5') feet to the West side of Lot No. 13; thence Southwardly by and with the West side of Lot No. 13 for a distance of fifty (50') feet to the North side of Lot No. 11: thence Westwardly by and with the North side of Lot No. 11 to the East side of U.S. Route 50, above referred to and from hence Northwardly for a distance of fifty (50') feet to the place of beginning.

Lot No. 11: BEGINNING for Lot No. 11 at an iron pin set in the ground on the East side of U.S. Route 50, aforesaid, and running from thence with the South side of Lot No. 10, Eastwardly a distance of one hundred and forty and five tenths (140.5') feet to the West side of Lot No. 13; thence southwardly by and with the West side of Lot No. 13 for a distance of fifty (50') feet to the North side of Lot No. 12; thence Westwardly by and with the North side of Lot No. 12 to the East side of U.S. Route 50 above referred to and thence Northwardly for a distance of fifty (50) feet to the place beginning.

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 3166 p.0159 MSA_CE_91_3105. Date available 2/12/2025. Printed 4/8/2026.

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 3166 p.0160 MSA_CE_91_3105. Date available 2/12/2025. Printed 4/8/2026.

Lot No. 13: BEGINNING for Lot No. 13 at an iron rod set in the ground on the South side of Parcel "B" which iron rod marks the Northeast corner of Lot No. 10 and running thence Eastwardly or a distance of fifty (50') feet to the West side of Lot No. 14; thence running Southwardly with the West side of Lot No. 14 for a distance of one hundred and fifty-seven and three one-hundredths (157.03') feet to another iron rod set in the ground at the lands of the State Roads Commission of Maryland; thence running South eighty degrees, thirty-one minutes West, fifty and sixty-nine one hundredths (S. 80° 31 ' W. 50.6') to the Southeast corner of Lot No. 12 and running from thence by and with the East sides of Lot Numbers 12, 11 and 10 due North for a distance of one hundred sixty-five and thirty-eight one hundredths (165.38') feet to the place of beginning.

Parcel "B": BEGINNING at a concrete monument on the Southeasterly corner of U.S. Route 50 and at the Southwesterly corner of said Parcel "B" and at the Northwesterly corner of the aforementioned Lot No. 10; thence, (1) with the Easterly side line of U.S. Route 50, North twenty-five feet (N. 25.0 ft.); thence (2) East one hundred ninety-four and eighty-seven one hundredths feet (E. 194.87 ft.) to the Southeasterly corner of Parcel "A" as shown upon the aforesaid plat recorded at Plat Liber 41, folio 19; thence (3) with the Easterly limit of the herein described Parcel B", South nine degrees, fifty-four minutes, fifty-four seconds West, twenty-five and thirty-eight one hundredths feet (S. 9° 54' 54" W. 25.38 ft.) to an iron rod at the Northeasterly corner of the aforementioned Lot No. 13, thence (4) with said Lots Nos. 13 and 10, West one hundred ninety and fifty one hundredths feet (W. 190.50 ft.) to the place of beginning, containing 4,817.13 square feet.

TRACT NUMBER 2

LOT NO. 12

ALL and singular that piece, parcel or lot of land and premises situate, lying and being on the East side of the State Boulevard, known as U.S. Route No. 50, leading from Cambridge to Wye Mills, and more particularly described as follows:

LOT NO. 12: BEGINNING for the same at an iron pin set in the ground on the East side of the right-of-way of said State Boulevard, and running from thence, North eighty degrees, thirty-one minutes East, one hundred forty-two and sixty-five one hundredths feet (N. 80 31' E. 142.65 ft.) long the North side of lands belonging to the State Road Commission of Maryland, to another iron pin set in the ground at the Southwest corner of Lot No. 13; and running from thence due North sixty-five and thirty-eight one-hundredths feet (N. 65.38 ft.) to another iron pin set in the ground at the Southeast corner of Lot No. 11; and running thence, by and with the South side of said Lot No. 11, due West one hundred forty and five-tenths feet (W. 140.5 ft.) to another iron pin set in the ground on the East side of the right-of-way of said State Boulevard; and running from thence southwardly binding on the East side of said right-of-way, a distance of eighty-eight and eighty five one-hundredths feet (88.85 ft.) to the place of beginning, be the contents what they may. Being particularly shown as Lot No. 12 upon a plat entitled "MAP SHOWING A SUB-DIVISION OF 'ARCADIA' PROPERTY OF DWIGHT L. MILLER AND WIFE, NEAR THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND, SCALE: 50' to 1" - OCTOBER 1946", made by Kastenhuber and Anderson, which Plat is recorded in Liber No. 2, folio 72, one of the Plat Record Books of Talbot County.

BEING the same property conveyed from Robert W. Schaefer, Trustee of the Robert W. Schaeffer Revocable Trust dated June, 27, 2017 and any amendments thereto, to 8275 Ocean LLC by Deed dated June 29, 2023 and recorded among the Land Records of Talbot County, Maryland in Liber 3059, folio 79.

Subject to covenants, easements and restrictions of record.

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.

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 DELMARVA REAL ESTATE MANAGEMENT GROUP, LLC, a Maryland limited liability company, its successors and assigns in fee simple.

And the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant Specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

WITNESS:

Chelsea R. Kartchner

8275 OCEAN LLC, A MARYLAND LIMITED LIABILITY COMPANY

By: _____(SEAL)
JOSEPH FARINA, MANAGER

STATE OF VA
COUNTY OF Loudoun } ss

I hereby certify that on this 30 day of January, 2025 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared JOSEPH FARINA, the Manager of 8275 OCEAN LLC, a Maryland limited liability company, and that as such manager, being authorized to do so, executed the aforegoing Deed for the purposes therein contained, by signing the name of the limited liability company, by himself as such manager and further, giving oath under penalties of perjury that the consideration recited herein is correct.

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

CHELSEA R. KARTCHNER NOTARY PUBLIC REG. #7966637 MY COMMISSION EXPIRES AUG 31, 2025 COMMONWEALTH OF VIRGINIA

_____
Notary Public

My Commission Expires: 8/31/25

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 3166 p.0161 MSA_CE_91_3105. Date available 2/12/2025. Printed 4/8/2026.

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 Supreme Court of Maryland.

Ronald B. Lee, Esquire, Vice-President of
Venture Title Company, LLC

AFTER RECORDING, PLEASE RETURN TO:
VENTURE TITLE COMPANY, LLC
117 BAY STREET, SUITE A
EASTON, MD 21601

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 3166 p.0162 MSA_CE_91_3105. Date available 2/12/2025. Printed 4/8/2026.

RECEIPT

TOWN OF EASTON

Planning & Zoning Department

14 South Harrison Street
Easton, Maryland 21601

APPLICATION #	DATE
2026 - 1709	4/10/2026
PROJECT ID	**RECEIPT #**
V 26 - 02	8428

TO:

Delmarva Real Estate Management Group, LLC
1807 Chancellor Point Road
Trappe, Maryland 21673

RE: Applications 2026 - 1709 / V 26 - 02

8275 Ocean Gateway - Zaxby's
Tax Map 0103, Grid 00EA, Parcel 2861
Easton, Maryland 21601

Date	Description	Transaction	Amount
04/09/2026	BOARD OF ZONING APPEALS - VARIANCE	*Check No. 1415*	250.00
			-
			-
			-
			-
			-
			-
			-
			-
			-
Thank you!		**TOTAL**	**$250.00**

Paid in full. Thank you!

If you have any questions about this receipt, please contact
Samantha N. Smith, Administrative Specialist (410) 822-1943, ssmith@eastonmd.gov

TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

April 30, 2026

Delmarva Real Estate Management Group, LLC
% Curtis Snyder, Esq.
1807 Chancellor Point Road
Trappe, Maryland 21673

Re: BOZA Application V - 1709 / V 26 - 02
8275 Ocean Gateway - Zaxbys
Tax Map 0103, Grid 00EA, Parcel 2861
Easton, Maryland 21601

Mr. Snyder,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, May 19, 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

TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

May 4, 2026

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, May 19, 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 - 1709 / V 26 - 02 has been filed by Delmarva Real Estate Management Group (Owner), pursuant to Section 28-1303.5.C of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Variance 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 redeveloped fast-food establishment (Zaxbys). The property is located at 8275 Ocean Gateway, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 2861, and is situated in the CG – Commercial General Zoning 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. 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

Subject property posting pursuant to
Section 28-1303.5.B.3 of the Town of Easton Zoning Code
May 1, 2026

APG Media of Chesapeake, LLC

29088 Airpark Drive
Easton, MD 21601

05/04/26
3103897

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 - 1709 / V 26 - 02...**" was published in the:**

The Star Democrat 05/02/26

NOTICE

Notice is hereby given that Application V - 1709 / V 26 - 02 has been filed by Delmarva Real Estate Management Group (Owner), pursuant to Section 28-1303.5.C of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Variance 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 redeveloped fast-food establishment (Zaxbys). The signage will be oriented toward the adjacent parking lot. The property is located at 8275 Ocean Gateway, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 2861, and is situated in the CG – Commercial General Zoning District.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, May 19, 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

3103897 SD 5/2/2026

Orestes Baez
President & Publisher

THE STAR DEMOCRAT - ONE TIME - SATURDAY, MAY 2 2026

NOTICE

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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.

TOWN OF EASTON

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

EXHIBIT SUMMARY
for 404 MARVEL COURT
V - 1717 / V 26 - 03
2026 - 05 - 19

Applicant notified of hearing date: Email: 2026-04-30 – 19 days

Exhibit A: P&Z Staff Report: 2026-05-12 – 7 days

Exhibit B: Application

Application: 2026-04-22 – 27 days
- Variance Application V-1717
- Variance Request and Findings of Fact
- Signage Exhibit
- Site Location
- Exterior Elevation
- Owner Authorization Email
- May 2019 Recorded Deed

Proof of Payment: 2026-04-22 – 27 days

Exhibit C: Public Notices

Applicant Hearing Letter: 2026-04-30 – 19 days

400' Notices Distributed: 2026-05-04 – 15 days

Picture of Property Sign Posting: 2026-05-01 – 18 days

Star Democrat Legal Advertisement: 2026-05-02 – 17 days
- Star Democrat Proof
- Certificate of Publication

Date of Hearing: May 19, 2026

4d

BOARD OF ZONING APPEALS
PUBLIC HEARING
STAFF REPORT

SUBJECT: **VARIANCE-1709**

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: Callahan Signs on behalf of Raymond James Wealth Management

PURPOSE: The applicant is seeking variances from §28-1001.7.B.1 and §28-1101.7.B.2 of the Town's Zoning Ordinance to construct a freestanding sign that protrudes beyond the required ten (10) foot setback from any property line and does not meet the minimum landscaped base requirement.

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

APPLICATION INFORMATION:	
APPLICANT: Raymond James Wealth Management 404 Marvel Court Easton MD, 21601	**REPRESENTATIVE:** John Callahan c/o Callahan Signs

PARCELS/ACREAGE:

Parcel Information	Acreage
Map 105, Grid 00EA, Parcel 2992D, Lot 5	0.46

ACCEPTANCE DATE: April 22, 2026	**LOCATION:** 404 Marvel Court
EXISTING ZONING CG	**EXISTING LAND USE:** Commercial

HISTORIC DISTRICT: No	**FUTURE LAND USE:** Commercial

CONTEXT:

Location/Site Access – The subject property is located along a cul-de-sac of Marvel Court. Primary vehicular access is provided via a cub-cut on Marvel Court leading to the surface parking lot. There are no pedestrian facilities located on Marvel Court.

Existing Conditions– The property is currently developed with a 1,704 square foot office building and a surface parking lot. The existing parking lot contains 17 off street parking spaces. There is a ten (10) foot wide utility easement running around the entire perimeter of the property that may contain active utilities. Easton Utilities has provided a letter authorizing the proposed construction within their easement subject to conditions.

Surrounding Properties –

	Land Use	**Zoning District(s)**	**Future Planned Land Use**
West	Commercial	CG	Commercial
North	Commercial	CG	Commercial
East	Commercial	CG	Commercial
South	Residential	CG	Commercial

Figure 1 Vicinity Map

PROPOSAL: The applicant is proposing to construct a twelve (12) square foot freestanding sign within the grass area between Marvel Court and the parking area. The sign will be six (6) feet tall and be setback six (6) feet from the front property line. The setback requirements for freestanding signs from property lines differs from the setbacks of the base Zoning District and is found in §28-1001.7.B.1:

"(freestanding signs) shall be set back at least ten (10) feet from any property line."

Freestanding signs are also required to incorporate a landscaped area around the base of the sign. The minimum area for that landscaped area is calculated based on the size of the sign itself. The formula for calculating the minimum requirement is found in §28-1101.7.B.2:

"A landscaped area equivalent to two and one-half square feet for each square foot of the area of each side of a freestanding sign shall be maintained by the permit holder."

In this instance, the minimum required base would be 60 square feet since the sign consists of two 12 square foot sides.

	Permitted	Proposed	Difference
Maximum Setback for Freestanding Signage	10 feet	6 feet	40% Decrease
Minimum Landscaped Area	60 square feet	24 square feet	60% Decrease

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 location of the proposed sign will not obscure visibility at any intersection or impede the flow of pedestrians or vehicles. The proposed sign face is significantly smaller than what is otherwise permitted (50 square foot) meaning the sign will not visually overwhelm the area even if closer than ten (10) feet to the property line. The recommended conditions regarding utilities help ensure the sign installation does not negatively impact existing utilities which serve the area.

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 unique in that it is located on a cul-de-sac and lacks any substantial greenspace within the property to accommodate even a modest freestanding sign. Utility easements are located along each property line further complicating the placement of the sign. If the variance request were to be denied, this property would not be able to have a freestanding sign that is consistent with other signs found in the area. There is a small landscaped area directly adjacent to the building that may be able to accommodate a freestanding sign, but this location is not ideal from an aesthetic or visibility perspective.

RECOMMENDED CONDITIONS:

1. Prior to the installation of the sign, the contractor shall contact Miss Utility for a locate of the existing utilities.

2. The sign posts shall not be placed within 5-feet of a marked utility. If existing utilities affect the placement of the sign as proposed, the sign shall still maintain a minimum setback of 6-feet from any property line.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Variance 1717 with staff's recommended conditions based on staff's draft findings

OR

2. I move that the Board of Zoning Appeals deny Variance 11717 based on the following findings...

OR

3. I move an alternate motion.

RECEIVED
APR 2 2 2026
TOWN OF EASTON

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

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

☑ VARIANCE ☐ APPEAL ☐ SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	404 Marvel Ct						
TAX MAP	0105	GRID	--	PARCEL	2992D	LOT	5
DEED REFERENCE	LIBER		FOLIO				
PLAT REFERENCE	LIBER		FOLIO				
EXISTING USE							
ZONING DISTRICT	CG						

HISTORIC DISTRICT Y ☐ N ☑ Planned Redevelopment District Y ☐ N ☑

OWNER

NAME	Marvel Ct LLC
MAILING ADDRESS	404 Marvel Ct, Easton MD 21601
TELEPHONE NO.	[redacted] EMAIL [redacted]

APPLICANT OR AGENT

NAME	Raymond James / Wealth Management
MAILING ADDRESS	404 Marvel Ct, Easton MD 21601
TELEPHONE NO.	[redacted] EMAIL [redacted]

Surveyor / Engineer

NAME	
License Number and Experation	
MAILING ADDRESS	
TELEPHONE NO.	EMAIL

REQUEST DETAILS

SUBJECT TO PREVIOUS BOZA APPLICATION Y ☐ N ☑

ZONING ORDINANCE SECTION 28-1101.7.B.1 & 28-1101.7.C.2

☐ 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	4/21/26
PRINTED NAME OF APPLICANT OR AGENT	C'Allaham signs on behalf of Raymond James

For Office Use Only

Project Number	V 26 - 03	Fee Received	$250.00
Application Number	V-1717	Application Notification	05/04/2026
Filing Date	04/22/2026	Property Posting Date	05/04/2026
BOZA Hearing Date	05/19/2026	Notice(s) Published	05/02/2026
If ESDR, Date	-		

Revised 11-2023

Location: 404 Marvel ct
Easton, MD 21601

Client: Raymond James Wealth Management

The proposed signage is a freestanding 3' x 4' sign. The way the property is set up the only grassy area is within 10' of the property line, which would put the sign in the parking lot. We are asking for a variance to put the sign 6' from the property line. We have received permission from Easton Utilities to use the utility easement area. We are also requesting a smaller flower bed area be allowed. With the signage being 3'x4', double-sided, the required flower bed would be 60 sq ft, which is too large for that space. If it would be allowed, we would like to put a landscaped area that is 2' out from each facade and 1' on each side (24 sq ft).

Variance Findings of Fact

1. Would the granting of the Variance you have requested impede or in any way be detrimental to satisfying any of the following objectives of the Zoning Ordinance:

- help accomplish the coordinated, adjusted, and harmonious development of the Town and its environs in accordance with present and future needs;
- promote health, safety, morals, order, convenience, prosperity, and general welfare; including among other things, adequate provisions for traffic, the promotion of public safety, adequate provision for light and air, conservation of natural resources, the prevention of environmental pollution, and the promotion of the healthful and convenient distribution of population;
- encourage and, where necessary, require land use development and uses which exemplify good civic design and arrangement and the stewardship of the Chesapeake Bay and the land as a universal ethic;
- encourage the conservation of resources, including a reduction in resource consumption;
- locate development in locations suitable for it given existing and reasonably foreseeable development; and
- encourage appropriate and sustainable economic growth.

The granting of the requested variance should not impede any of the objectives of the Zoning Ordinance.

2. Describe how the proposed variance will be in harmony with the Town's Zoning Ordinance, Comprehensive Plan, and any applicable small area plans.

The proposed variance will allow Raymond James Wealth Management to have a freestanding sign similar to other businesses in the area.

3. Describe how the proposed variance will not be harmful to the neighborhood or endanger public safety, health, or welfare

The proposed signage placement would not be harmful to public safety in any way. It would not impede traffic or block and views entering or exiting the parking lot. There will not be any sharp edges.

4. What conditions are peculiar to the property? (ie, an unusual or extraordinary circumstance regarding your property that warrants a variance being granted.)

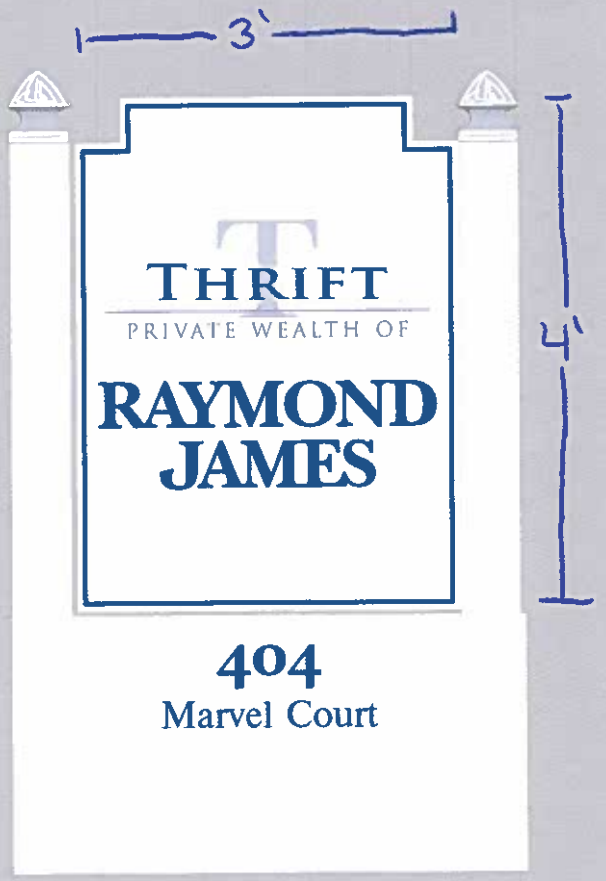
The property layout does not have a good place to put a freestanding sign that does not lie in the easement area or within 10 feet of the property line. Also the area makes it difficult to put a large flower bed.

5. Did you (the applicant) take any action that resulted in the need for a variance to be granted?

No

6. Please describe how a literal enforcement of the Ordinance you are requesting a variance from as written would place a practical hardship or difficulty upon you

Not receiving a variance would result in our client Raymond James Wealth Management not being able to place a freestanding sign and may result in fewer people being able to find their location. Most of the other businesses on the street have a freestanding sign and that is what people look for first when trying to locate a business

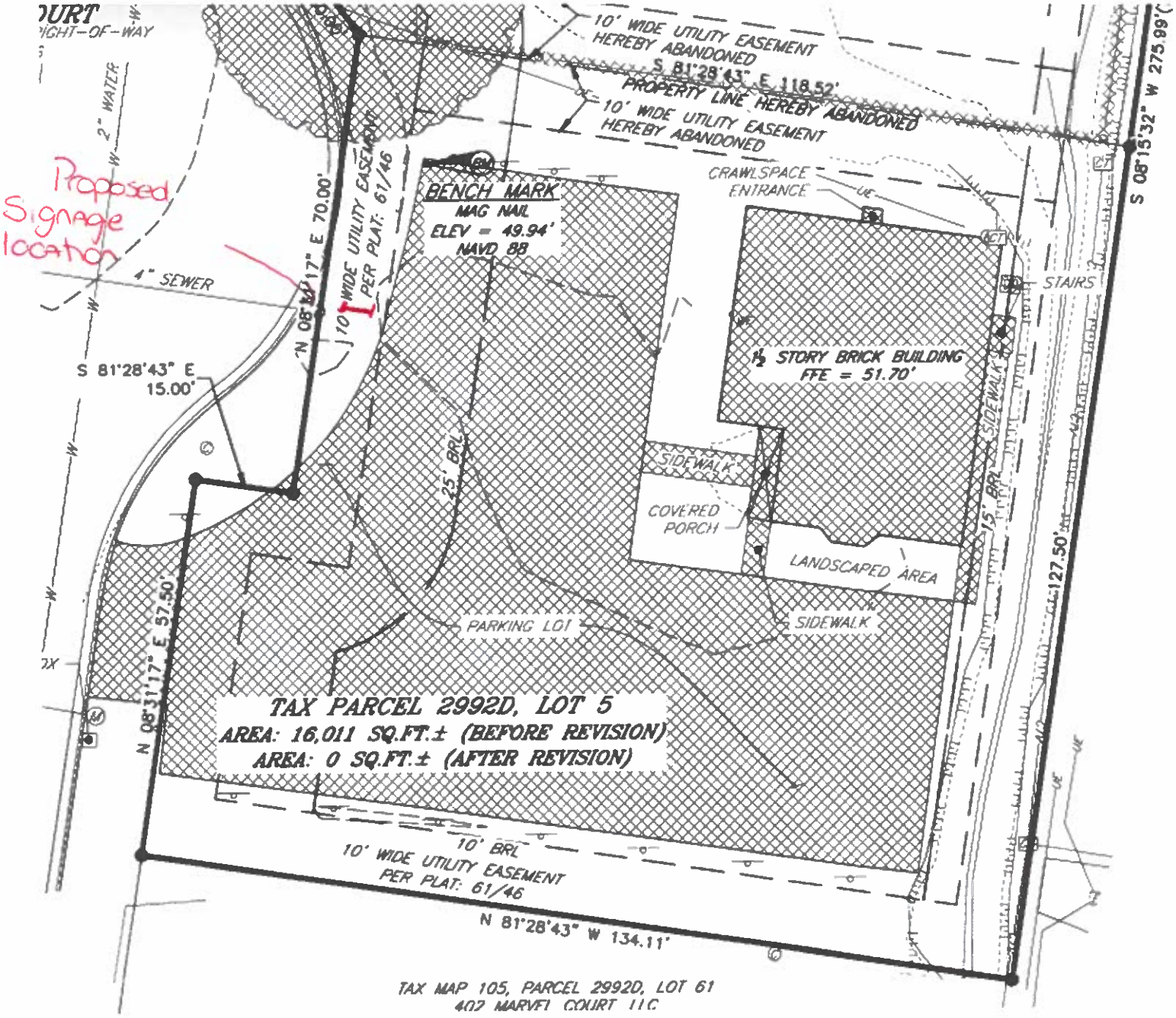


2' tall base as required by the town

CALLAHAN SIGNS

410-200-2044

Client Name:	Start Date:	APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.	Dimensions:
Location:	Last Revision:	• CLIENT APPROVAL	
	Materials:	•	


Proposed Signage location
10' WIDE UTILITY EASEMENT HEREBY ABANDONED
S 81°28'43" E 118.52'
PROPERTY LINE HEREBY ABANDONED
10' WIDE UTILITY EASEMENT HEREBY ABANDONED
S 08°15'32" W 275.99'
2" WATER
4" SEWER
BENCH MARK
MAG NAIL
ELEV = 49.94'
NAVD 88
CRAWLSPACE ENTRANCE
STAIRS
1½ STORY BRICK BUILDING
FFE = 51.70'
SIDEWALK
COVERED PORCH
LANDSCAPED AREA
SIDEWALK
PARKING LOT
S 81°28'43" E 15.00'
N 08°31'17" E 70.00'
10' WIDE UTILITY EASEMENT PER PLAT: 61/46
25' BRL
15' BRL
N 08°31'17" E 57.50'
127.50'
TAX PARCEL 2992D, LOT 5
AREA: 16,011 SQ.FT.± (BEFORE REVISION)
AREA: 0 SQ.FT.± (AFTER REVISION)
10' BRL
10' WIDE UTILITY EASEMENT PER PLAT: 61/46
N 81°28'43" W 134.11'
TAX MAP 105, PARCEL 2992D, LOT 61
402 MARVEL COURT LLC

Not to scale - proposed location

Landlord approval of placement: REN 4/22/26

THIS DEED, made this 1st day of May, 2019, by and between **L. Thomas Divilio**, party of the first part, collectively referred to as "Grantor"; and **Marvel Court, LLC, a Maryland limited liability company**, party of the second part, collectively referred to as "Grantee".

- WITNESSETH -

THAT IN CONSIDERATION of the sum of **Two Hundred Ten Thousand Dollars ($210,000.00)**, and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, the said Grantor does grant and convey unto the said **Marvel Court, LLC, a Maryland limited liability company**, its successors and assigns, in fee simple, all the hereinafter described property:

ALL that lot or parcel of land situate, lying and being on Idlewild Avenue in the Town of Easton, Talbot County, Maryland consisting of 16,011 square feet, more or less, and designated as Lot 5 on a plat prepared by J.R. McCrone, Jr., Inc. titled "PLAT SHOWING DIVISION OF THE LAND OF IDLEWILD EAST JOINT VENTURE IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND", dated June 1983 (Scale 1" =50'), which plat is recorded among the Plat Records of Talbot County, Maryland in Liber 61, folio 46.

For informational purposes only: The improvements thereon being known as 404 Marvel Ct.

TAX ID NO.: 01-061755

Being a part of the property conveyed to L. Thomas Divilio and Mary Sue Divilio, joint tenants by virtue of a Deed from L. Thomas Divilio and Susan P. Divilio dated November 3, 1987 and recorded November 12, 1987 among the Land Records of Talbot County, Maryland in Liber MAS 642, folio 711, and Mary Sue Divilio having departed this life on January 24, 2002, thereby vesting the entire fee simple interest in L. Thomas Divilio.

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 **Marvel Court, LLC, a Maryland limited liability company**, its successors and assigns in fee simple, forever.

TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
AMT: #2,520.00
DATE: 5/2/2019
INITIALS: SPH
Prop ID: 01-061755

CERTIFICATION IS MADE THAT ALL TAXES DUE ON THE PROPERTY INDICATED IN THIS DEED HAVE BEEN PAID
FINANCE OFFICER OF TALBOT COUNTY
R ANDREW HOLLIS, FIN. OFFICER CNP
DATE 5/2/2019 CNP

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2611 p.0095 MSA_CE_91_2550. Date available 5/9/2019. Printed 4/22/2026.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed and sealed on the day and year first above written.

Witness:

L. Thomas Divilio

STATE OF MARYLAND, COUNTY OF TALBOT, TO WIT:

I hereby certify that on this 1st day of May, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared L. Thomas Divilio, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his 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: 6/25/20

RYAN D. SHOWALTER NOTARY PUBLIC My Commission Expires 06-25-2020 TALBOT COUNTY, MD

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.

Ryan D. Showalter, Attorney

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

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2611 p.0097 MSA_CE_91_2550. Date available 5/9/2019. Printed 4/22/2026.

MARYLAND FORM **WH-AR**

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2019

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor L. Thomas Divilio

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

404 Marvel Court, Easton, Maryland 21601

3. Reasons for Exemption

Resident Status

☑ As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☐ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

L. Thomas Divilio — 5/1/19

Name — **Date

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name — **Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

19-49

```
LR - Deed (w Taxes)
Recording Fee no RT
                  20.00
Name:
Divillio/MarvelCourt
Ref:
LR - Deed (with Taxes)
Surcharge         40.00
LR - Deed State
Transfer Tax   1,050.00
LR - County Transfer
Tax - linked   2,100.00
LR - NR Tax - lkd 0.00
=======================
SubTotal:      3,210.00
=======================
Total:         3,270.00
05/02/2019  03:03
                  CC20-LL
#12070653 CC0205 -
Talbot
County/CC02.05.03 -
Register 03
```

Kathleen M. Duvall, Clerk

Circuit Court for Talbot County

11 N. Washington St., Suite 16

Easton, Maryland 21601

License and Recording

410-822-2611 Ext. 4

DOCUMENT VALIDATION
(excluded from page count)

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2611 p.0099 MSA_CE_91_2550. Date available 5/9/2019. Printed 4/22/2026.

State of Maryland Land Instrument Intake Sheet

[ ] City [X] County: Talbot

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.

(Type or Print in Black Ink Only All Copies Must Be Legible)

1 Type(s) of Instruments ([ ] Check Box if Addendum Intake Form is Attached.)

X	Deed		Mortgage		Other		Other
X	Deed of Trust		Lease				

2 Conveyance Check Box

X	Improved Sale Arms-Length [1]		Unimproved Sale Arms-Length [2]		Multiple Arms Length [3]		Not an Arms-Length Sale [9]

3 Tax Exemptions (if Applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only	
Purchase Price/Consideration	$ 210,000.00	Transfer and Recordation Tax Consideration	
Any New Mortgage	$ 240,000.00	Transfer Tax Consideration	$
Balance of Existing Mortgage	$	x ( ) % =	$
Other:	$	Less Exemption Amount -	$
		Total Transfer Tax =	$
Other:	$	Recordation Tax Consideration	$
		x ( ) per $500 =	$
Full Cash Value	$	TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	$ 20.00	$ 75.00	
Surcharge	$ 40.00	$ 40.00	Tax Bill:
State Recordation Tax	$ 2,880.00	$	
State Transfer Tax	$ 1,050.00	$	C.B. Credit:
County Transfer Tax	$ 2,100.00	$	
Other	$	$	Ag. Tax/Other:
Other	$	$	

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No.(1)	Grantor	Map	Parcel No.	Var. LOG
01	01-061755	642/711	0105	2992D	

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
	5				16,011 SF

Location/Address of Property Being Conveyed (2)

404 Marvel Court, Easton, MD 21601

Other Property Identifiers (if applicable)	
Lot 5 – 16,011 SQ FT, N/S Idlewild Avenue, Easton	

Residential [ ] or Non-Residential [X] | Fee Simple [X] or Ground Rent [ ] Amount: $

Partial Conveyance? [ ] Yes [X] No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From & To

Doc. 1 – Grantor(s) Name(s)	Doc. 2/ Doc. 3 – Grantor(s) Name(s)
L. Thomas Divilio	Marvel Court, LLC
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8 Transferred To & From

Doc. 1 – Grantee(s) Name(s)	Doc. 2 / Doc. 3– Grantee(s) Name(s)
Marvel Court, LLC	Provident State Bank, Inc.

New Owner's (Grantee) Mailing Address

8859 Mistletoe Drive, Suite A, Easton, MD 21601

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
	J. Richard Harris, Jr., Trustee
	Frederick E. Spence, Jr., Trustee

10 Contact/Mail Information

Instrument Submitted By or Contact Person	
Name: Ryan D. Showalter	[X] Return to Contact Person
Firm: McAllister, DeTar, Showalter & Walker LLC	[ ] Hold for Pickup
Address: 100 N. West Street, Easton, MD 21601	[ ] Return Address Provided
Phone: 410-820-0259	

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

[ ] Yes [X] No Will the property being conveyed be the grantee's principal residence?

[ ] Yes [X] No Does transfer include personal property? If yes, identify: _____

[ ] Yes [X] No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)

Assessment Use Only - Do Not Write Below This Line

[ ] Terminal Verification [ ] Agricultural Verification [ ] Whole [ ] Part [ ] Tran. Process Verification

Transfer Number: Date Received: Deed Reference: Assigned Property No.:

Year			Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

TALBOT COUNTY CIRCUIT COURT (Land Records) MD 2611 p. 0100 MSA_CE_9_2550. Date available 5/9/2019. Printed 4/22/2026.

RECEIPT

TOWN OF EASTON

Planning & Zoning Department

14 South Harrison Street
Easton, Maryland 21601

APPLICATION #	DATE
2026 - 1717	4/22/2026
PROJECT ID	**RECEIPT #**
V 26 - 03	8576

TO:
Callahan Signs
511 Hollyday Street
Easton, Maryland 21601

RE: Applications 2026 - 1717 / V 26 - 03
404 Marvel Court - Raymond James Wealth Management
Tax Map 0105, Grid 00EA, Parcel 2992D, Lot 5
Easton, Maryland 21601

Date	Description	Transaction	Amount
04/22/2026	BOARD OF ZONING APPEALS - VARIANCE	*PZ - PAYMENTS*	250.00
		CSTP - SERVICE FEE	6.25
			-
			-
			-
			-
			-
			-
			-
			-

Thank you!

TOTAL **$256.25**

Paid in full. Thank you!

If you have any questions about this receipt, please contact
Samantha N. Smith, Administrative Specialist (410) 822-1943, ssmith@eastonmd.gov

TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

April 30, 2026

Callahan Signs
% John Callahan
511 Hollyday Street
Easton, Maryland 21601

Re: BOZA Application V - 1717 / V 26 - 03
404 Marvel Court - Raymond James Wealth Management
Tax Map 0105, Grid 00EA, Parcel 2992D, Lot 5
Easton, Maryland 21601

Mr. Callahan,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, May 19, 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

TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

May 4, 2026

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, May 19, 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 - 1717 / V 26 - 03 has been filed by Callahan Signs (Applicant) on behalf of Raymond James Wealth Management, pursuant to Section 28-1303.5.C of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Variance 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. The property is located at 404 Marvel Court, Easton, Maryland, also known as Tax Map 0105, Grid 00EA, Parcel 2992D, Lot 5, and is situated in the CG – Commercial General Zoning District. The property is owned by Marvel Court LLC.

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

Subject property posting pursuant to
Section 28-1303.5.B.3 of the Town of Easton Zoning Code
May 1, 2026

APG Media of Chesapeake, LLC

29088 Airpark Drive
Easton, MD 21601

05/04/26
3103893

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 - 1717 / V 26 - 03...**" was published in the:**

The Star Democrat 05/02/26

NOTICE

Notice is hereby given that Application V - 1717 / V 26 - 03 has been filed by Callahan Signs (Applicant) on behalf of Raymond James Wealth Management, pursuant to Section 28-1303.5.C of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Variance 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. The property is located at 404 Marvel Court, Easton, Maryland, also known as Tax Map 0105, Grid 00EA, Parcel 2992D, Lot 5, and is situated in the CG – Commercial General Zoning District. The property is owned by Marvel Court LLC.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, May 19, 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

3103893 SD 5/2/2026

Orestes Baez
President & Publisher

THE STAR DEMOCRAT - ONE TIME - SATURDAY, MAY 2, 2026

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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.

TOWN OF EASTON

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

EXHIBIT SUMMARY
for 29700 STANDISH STREET
V -1719 / V 26 - 04
2025 - 05 - 19

Applicant notified of hearing date: Email: 2026-05-01 – 18 days

Exhibit A: P&Z Staff Report: 2026-05-12 – 7 days

Exhibit B: Application

Application: 2025-04-24 – 25 days
- Variance Application V-1719
- Variance Narrative and Findings of Fact
- Site Plans and Elevation Exhibit
- Existing Condition Photo
- MD Department of Education Large Family Day Care Certificate of Registration
- April 1999 Recorded Deed

Proof of Payment: 2026-04-30 – 19 days

Exhibit C: Public Notices

Applicant Hearing Letter: 2026-05-01 – 18 days

400' Notices Distributed: 2026-05-04 – 15 days

Picture of Property Sign Posting: 2026-05-01 – 18 days

Star Democrat Legal Advertisement: 2026-05-02 – 17 days
- Star Democrat Proof
- Certificate of Publication

Date of Hearing: May 19, 2026

4e

BOARD OF ZONING APPEALS
PUBLIC HEARING
STAFF REPORT

SUBJECT: **VARIANCE-1719**

ELECTION WARD: Ward 2

CRITICAL ACTION DATE: At the pleasure of the Board.

STAFF CONTACTS: Nicholas Johnson, AICP – Town Planner
Miguel Salinas - Director of Planning and Zoning

APPLICANT: Jefferey and Lynn Farr

PURPOSE: The applicant is seeking a variance from §28-303.2.C.2 of the Town's Zoning Ordinance to construct a rear addition and deck that protrudes beyond the required thirty (30) foot rear setback.

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

APPLICATION INFORMATION:	
APPLICANT: Lynn Farr 29700 Standish Street Easton MD, 21601	**REPRESENTATIVE:** Self

PARCELS/ACREAGE:

Parcel Information	Acreage
Map 35, Grid 0001, Parcel 120, Lot 104	0.23

ACCEPTANCE DATE: April 30, 2026	**LOCATION:** 29700 Standish Street
EXISTING ZONING R-10A	**EXISTING LAND USE:** Commercial

HISTORIC DISTRICT:	**FUTURE LAND USE:**
No	Residential

CONTEXT:

Location/Site Access – The subject property is located along Standish Street which is best classified as a residential street. Primary vehicular access is provided via a curb-cut on Standish Street leading to a residential driveway. There is a public sidewalk along the entire Standish Street frontage.

Existing Conditions– The property is currently developed with a single-family dwelling unit which also contains a day care licensed with the State of Maryland for a maximum capacity of 12 children (*See Outstanding Issues*). The home was originally constructed in 1999 and a permit was issued for a rear addition in 2019 (*Figure 1*). Approval for a family day care to operate from the home was granted by the Town in 2000.

Figure 1: Aerial Imagery 2007 & 2024 (Google)

Surrounding Properties –

	Land Use	**Zoning District(s)**	**Future Planned Land Use**
West	Residential	R-10A	Residential
North	Residential	R-10A	Residential
East	Residential	R-10A	Residential
South	Residential	R-10A	Residential

Figure 1 Vicinity Map

PROPOSAL: The applicant is proposing to construct a 1-story addition rear and a rear deck which protrude beyond the required thirty (30) foot rear setback. In addition to these features, the applicant is proposing to construct a second-floor addition above the existing garage, convert the garage into living space, add a covered front porch, and construct a new entrance with a ramp on the side façade.

	Permitted	Proposed	Difference
Minimum Rear Setback	30 feet	25 feet	16.7% Decrease

OUTSTANDING ISSUES:

1. **Small Group Day Care Center –** The property was approved for a Family Day Care Facility in 2000. Such day care facilities have a maximum capacity of eight (8) or fewer clients. The current day care facility that is operating exceeds the scope of a family day care and is considered a small group day care center which has a maximum of twelve (12) clients but requires a special exception. The State typically requires a Zoning Verification letter signed by the Town prior to issuing a license for such a use. However, in this instance the State has issued a license for such a day care center without the Town issuing a required special exception or providing a Zoning Verification letter.

2. **Potential Accessory Dwelling Unit (ADU) –** The use that is described for the proposed floor addition may fall under the category of an accessory dwelling unit[1]. The narrative that was provided as well as the proposed floor plans show a separate kitchenette, bathroom, and bedroom. These features are typically what staff looks for in determining whether an ADU is being proposed or just additional living space. If this space is to be used as an ADU, a special exception will be required at this time. However, HB1466 which was passed by the State in 2025 requires us to make ADU's permitted by right no later than October 1, 2026.

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 rear setback requirements intent is to provide adequate separation between structures on adjacent properties. Modern setback requirements such as those found in the Town's Zoning Ordinance, stem from the New York City Zoning Code of 1916 which aimed to prevent the construction of large buildings which blocked light and airflow at the street level. This is evident in the Easton Zoning Ordinance's Statement of Legislative Intent which states the Ordinance is intended to provide "adequate provision for light and air." The proposed one-story rear addition and rear deck will have no detrimental impacts on the neighboring properties in regards to light or airflow. Both structures for which a variance is necessary are less than 15.5-feet tall and the open-air deck is only a little over 2-feet above grade. The portion of the addition that is two stories tall is within the building restriction lines.

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 has no obvious peculiarities that prohibit compliance with the rear setback requirements. This lot is in full conformance with R-10A's requirements for lot size, building envelope, and lot frontage. The existing home already has a larger footprint than what is otherwise found in this neighborhood with a rear addition constructed in 2019 by the current applicant. If the deck remains less than 30" above grade, it is permitted to protrude up to 10-feet beyond the required rear setback. A denial of this application would still allow for the second story addition, front porch addition, and potentially the rear deck. The only portion that could not proceed would be the proposed 1-story sunroom addition. This width of this addition would need to be shrunk by 5-feet to be compliant with the Zoning Ordinance. A denial would not affect the ability to construct the new access ramp or the potential to create an ADU. Based on this analysis it appears to staff that there are neither any unique circumstance nor any resulting hardship if the Variance is denied.

[1] "A second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the principal dwelling, for use as a complete, independent living facility with provision within the accessory unit for cooking, eating, sanitation, and sleeping. Such a dwelling is clearly accessory to the use of the main or principal dwelling."

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **deny** Variance 1719 based on staff's draft findings.

OR

2. I move that the Board of Zoning Appeals approve Variance 1719 based on the following findings...

OR

3. I move an alternate motion.

VARIANCE COPIES

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

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

☒ VARIANCE ☐ APPEAL ☐ SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	29700 Standish St. Easton MD 21601						
TAX MAP		GRID		PARCEL		LOT	104
DEED REFERENCE	LIBER		FOLIO				
PLAT REFERENCE	LIBER		FOLIO				
EXISTING USE							
ZONING DISTRICT							

HISTORIC DISTRICT Y ☐ N ☒ Planned Redevelopment District Y ☐ N ☒

OWNER

NAME	Jeffrey D Farr & Lynn M Farr
MAILING ADDRESS	29700 Standish St Easton MD 21601
TELEPHONE NO.	[redacted] EMAIL [redacted]

APPLICANT OR AGENT

NAME	Lynn Farr
MAILING ADDRESS	29700 Standish St. Easton MD 21601
TELEPHONE NO.	[redacted] EMAIL [redacted]

Surveyor / Engineer

NAME			
License Number and Experation			
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

ANY 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	4/24/26
PRINTED NAME OF APPLICANT OR AGENT	Lynn Farr

For Office Use Only

Project Number	V 26 - 04	Fee Received	$250.00
Application Number	V - 1719	Application Notification	05/01/2026
Filing Date	04/24/2026	Property Posting Date	05/01/2026
BOZA Hearing Date	05/19/2026	Notice(s) Published	05/02/2026
If ESDR, Date			

Revised 11-2023

April 21, 2026

Nicholas,

We love our home and location, and we have made the decision that this is where we want to always live. We have discussed this addition for two years, but now it is our immediate need.

We have been talking with my parents, that currently live in a beautiful home in Dorchester County, about moving in with us so we can be here to assist with my dad and be with them every day. My parents have been a gift to me and my family my whole life, and now our family wants to help my mom that is my dad's full -time caretaker. My dad has always been the strongest man, but his body is no longer being kind to him. He has Myasthenia Gravis and Parkinsons Disease, and over the past year he has been declining in strength. My mom continues to be a rockstar, but it has reached the point that it is taking a toll on her and she needs help. Any assistance we can give to them and them being surrounded by their people is a gift we can give.

My dad has been in and out of the hospital and is currently in rehab, hoping to get his legs working again. My parents are both 88 and our hope is to move them in to help with whatever they may need. Since my dad uses a wheelchair or walker most of the time, we have created the space to work for them. We included a small kitchenette just for my mom to feel normal and to be able to have separate space from our crazy.

We are a family of six living in our home. Space is important, and family is most important. I opened my home for daycare on June 1, 2000, and in 2020 my daughter joined me, allowing us to expand into a Large Family Daycare. We currently use the existing addition at the back of the house and our family room for daycare. On the plans, the new addition was originally labeled "daycare" instead of "family room/rec room," and that should have been corrected. The upstairs storage/craft room is also needed because my mother has many personal items and treasures, she loves. In addition, the laundry/storage area will include closets for our existing bedroom and extra storage, since we will no longer have a garage.

We truly hope the plans can be approved as submitted, because losing five feet from the sunroom and deck would significantly affect the space we need, for us and for my parents. When we created the plans, I believed we had the correct setback measurements. Time is extremely important, and we already have a full crew ready to make this happen for us.

I know this is not a formal intended-use statement, but I wanted to provide some context behind our request. We are so excited for the opportunity to do this for my parents, and we truly appreciate your time and consideration in helping us obtain approval.

Thank you,

Lynn Farr

1. Would the granting of the Variance you have requested impede or in any way be detrimental to satisfying any of the following objectives of the Zoning Ordinance:

- help accomplish the coordinated, adjusted, and harmonious development of the Town and its environs in accordance with present and future needs;
- promote health, safety, morals, order, convenience, prosperity, and general welfare; including among other things, adequate provisions for traffic, the promotion of public safety, adequate provision for light and air, conservation of natural resources, the prevention of environmental pollution, and the promotion of the healthful and convenient distribution of population;
- encourage and, where necessary, require land use development and uses which exemplify good civic design and arrangement and the stewardship of the Chesapeake Bay and the land as a universal ethic;
- encourage the conservation of resources, including a reduction in resource consumption;
- locate development in locations suitable for it given existing and reasonably foreseeable development; and
- encourage appropriate and sustainable economic growth.

The granting of the requested variance will not impede or be detrimental to the objectives of the Zoning Ordinance. The proposed variance is consistent with the overall intent of the ordinance, as it will not negatively impact public health, safety, or general welfare. The project is compatible with the surrounding neighborhood in terms of use and character, and it will not create adverse effects such as increased traffic congestion, noise, or environmental harm. Additionally, the variance represents a reasonable adjustment due to the specific conditions of the property, while still maintaining the spirit of the zoning regulations. The requested variance will help accomplish use of the property that is consistent with both existing neighborhood patterns and anticipated future needs.

The proposal has been designed to align with the surrounding developments in terms of scale, character, and function, ensuring that it integrates seamlessly into the area without creating conflicts with adjacent properties. By accommodating the conditions of the site, the variance enables appropriate development while maintaining the overall planning objectives of the Town. We feel that our plan of the property as seen on our site plan keeps it aligned with the existing plan itself.

The project supports orderly growth by making efficient use of the property without overburdening infrastructure or detracting from the long-term vision established by Zoning. The proposed addition will not create any adverse impacts on traffic conditions or public safety, as it maintains the existing use patterns and does not significantly increase congestion.

Adequate provisions for light and air are preserved, as the design respects appropriate spacing, setbacks, and building scale consistent with the town. The project will not result in environmental pollution or degradation; rather, it makes responsible use of the property while maintaining existing features.

The variance supports the orderly and efficient use of land, contributing to an appropriate distribution of population without overburdening local infrastructure or services. Overall, the proposal aligns and upholds the intent of the Zoning Ordinance to protect and enhance the community's well-being.

The proposed improvements have been thoughtfully designed to be consistent with the character of the surrounding area that contribute positively to the visual and functional quality of the neighborhood.
The project reflects planning principles by making efficient use of the property while maintaining appropriate access and site organization.
The proposal also supports environmental stewardship by avoiding unnecessary impacts to surrounding resources and by promoting responsible use of the site in a manner consistent with the broader goals of protecting the Chesapeake Bay and related ecosystems. Overall, the variance advances the intent of the Zoning Ordinance to encourage development that is both well-designed and environmentally conscious.
This makes efficient use of the existing property by accommodating development within a limited footprint, thereby minimizing the need for additional land disturbance and reducing the consumption of materials and energy.
Where applicable, the project utilizes existing infrastructure and site features, avoiding unnecessary expansion or duplication of utilities and services.
The variance promotes responsible development by enabling a practical and efficient use of the property while reducing resource consumption and supporting the long-term sustainability objectives of the Zoning Ordinance.
The requested variance supports locating development in an area that is suitable for it, given the existing and reasonably foreseeable development patterns in the surrounding neighborhood. Our property is situated within an area that is already developed with similar uses and structures, and the proposed improvements are consistent with that established character.
The variance allows for a reasonable use of the property that aligns with nearby developments in terms of scale, layout, and function, ensuring that it does not introduce an incompatible or out-of-place use. Additionally, the property is adequately served by existing infrastructure, including roads, utilities, and public services, making it appropriate for the proposed development.
Overall, we believe this addition is well-suited to its location without creating conflicts with current or anticipated future land uses.
The requested variance encourages appropriate and sustainable economic growth by allowing the improvement of the property in a manner that is consistent with the town.
The proposal represents an investment in the property that enhances its usability and value.
The variance supports long-term property maintenance and stability. The project does not impose burdens on the existing development.
The variance promotes economic growth by facilitating responsible property enhancement that benefits both the property owner and community

1. Describe how the proposed variance will be in harmony with the Town's Zoning Ordinance, Comprehensive Plan, and any applicable small area plans
2. Describe how the proposed variance will not be harmful to the neighborhood or endanger public safety, health, or welfare.
3. What conditions are peculiar to the property? (ie, an unusual or extraordinary circumstance regarding your property that warrants a variance being granted.)
4. Did you (the applicant) take any action that resulted in the need for a variance to be granted?
5. Please describe how a literal enforcement of the Ordinance you are requesting a variance from as written would place a practical hardship or difficulty upon you.

The proposed variance will be in harmony with the Town's Zoning Ordinance, Comprehensive Plan, and any applicable small area plans, as it is consistent with their overall intent to promote orderly, compatible, and sustainable development. While the variance seeks limited relief from specific dimensional requirements, the proposed development maintains the spirit and purpose of the regulations.

The project is compatible with the surrounding neighborhood in terms of use and character, and reflects established development patterns within the area. It supports the goals of the Comprehensive Plan by encouraging efficient land use, maintaining community character, and promoting responsible growth that does not overburden public infrastructure or services.

Additionally, the proposal aligns with applicable planning objectives by integrating appropriately with nearby properties and avoiding adverse impacts on traffic, environmental resources, or public safety. Any site constraints necessitating the variance are unique to the property, and the relief requested is the minimum necessary to allow reasonable use while remaining consistent with the Town's long-term planning vision.

The proposed variance will not be harmful to the neighborhood nor will it endanger public safety, health, or welfare. The project has been designed to be fully compatible with the surrounding area in terms of scale, use, and overall character, ensuring that it integrates seamlessly with our neighboring properties.

The variance will not result in increased traffic congestion, noise, or other disturbances, and it will not place any additional burden on public infrastructure or services. Adequate access, visibility, and safety measures are maintained, and the proposal complies with all applicable building and safety codes.

The design does not create any environmental or drainage concerns. The requested relief is minimal and necessary to accommodate the unique characteristics of the property, while still upholding the intent of the Zoning Ordinance.

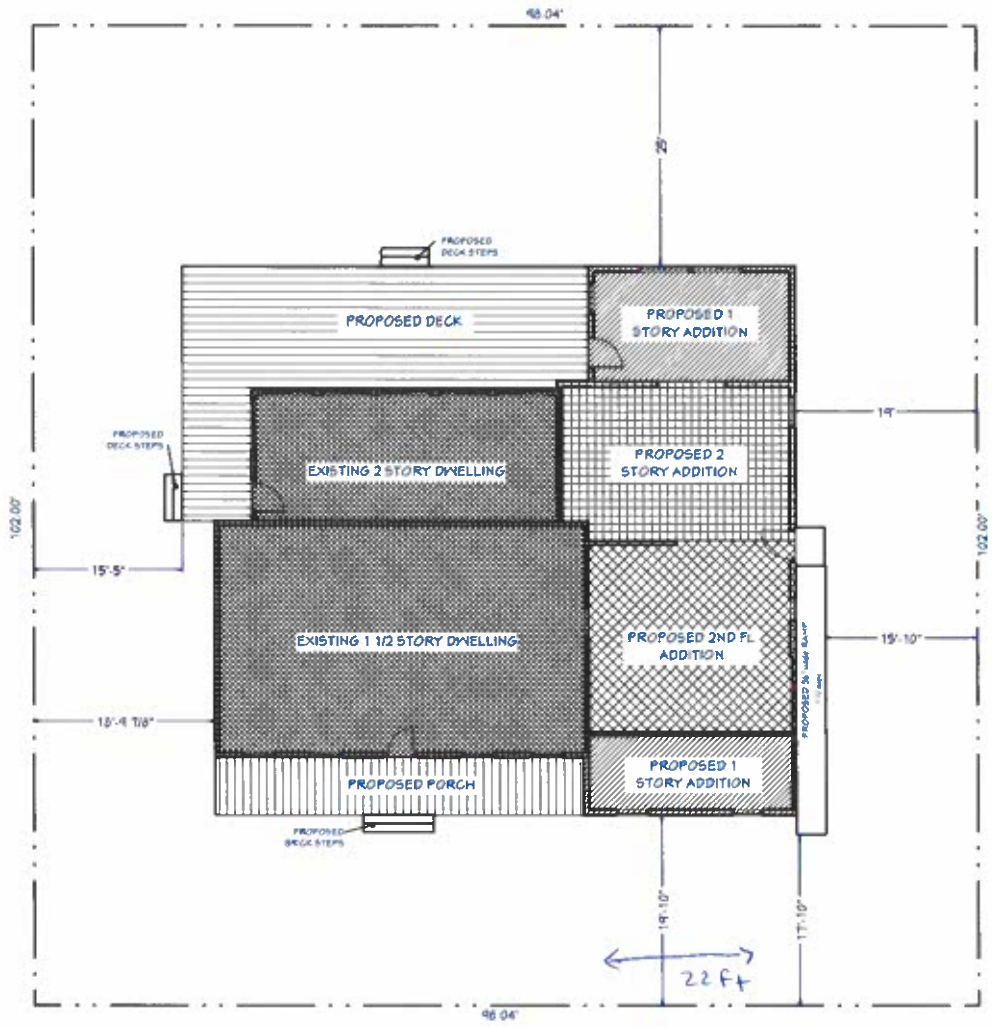
The proposal represents a reasonable and responsible use of the property that will maintain and potentially enhance the quality and stability of the neighborhood.

The property is affected by a zoning and create practical limitations on its development under the strict application of the Zoning Ordinance.

Due to these constraints, compliance with the applicable zoning requirements would impose an unnecessary hardship on our family by limiting the use of the property. The requested variance is therefore necessary to accommodate and allow for development as described in my intended purpose letter for the addition.

The variance requested is our request to be able to utilize as much space as needed. We were led to believe that we had the setbacks correct before we had our plans created. This represents the minimum relief necessary to address these unique conditions while maintaining the intent and purpose of the Zoning Ordinance.

An enforcement of the Zoning Ordinance would create a hardship by preventing the reasonable use of the property. As a result, strict adherence to the Ordinance would keep the applicant from making reasonable improvements that are otherwise consistent with surrounding neighborhoods in our town. The requested variance represents the minimum relief necessary to overcome.

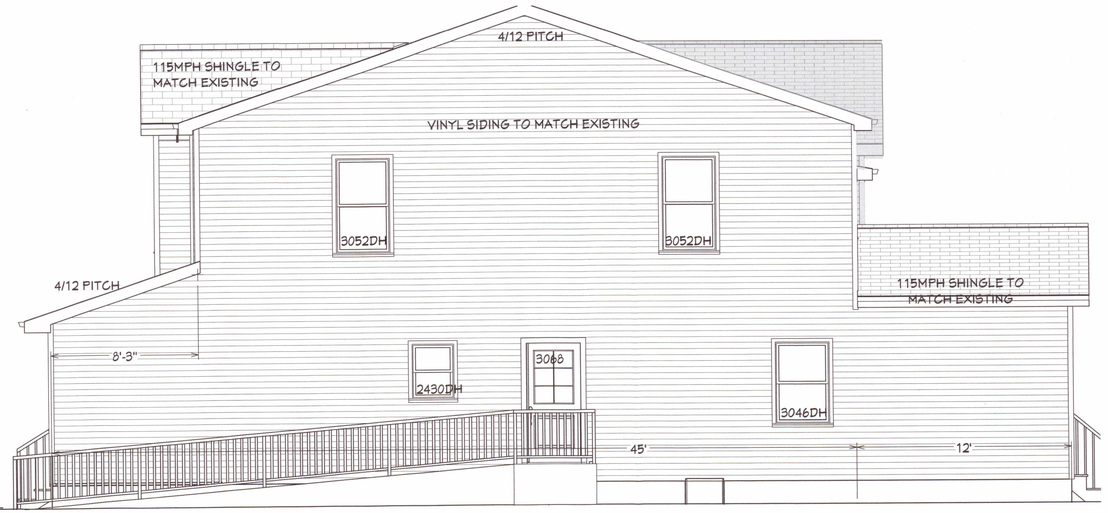


STANDISH STREET

SCALE: 1" = 20'

FRONT ELEVATION

1/4"=1'-0"



RIGHT SIDE ELEVATION

1/4"=1'-0"

DENOTES EXISTING CONDITIONS TO REMAIN UNCHANGED

DENOTES OVERBUID AT EXISTING CONDITIONS

VERIFY DECK DIMENSIONS IN FIELD TO WORK W/ EXISTING CONDITIONS TO REMAIN

REAR ELEVATION

1/4"=1'-0"

Windows						
	LOCATION	SIZE	TYPE	QTY	LABEL	NOTES
1ST FLOOR						
W1	KITCHENETTE	28"x36"	Double Hung	1	2430DH	
				TOTAL 1		
W2	1- CLOSET FRONT	36"x54"	Double Hung	1	3046DH	
	1- BR FRONT	36"x54"	Double Hung	1	3046DH	
	1 1-FAMILY REC RM SIDE	36"x54"	Double Hung	1	3046DH	
	1- SUNROOM SIDE	36"x54"	Double Hung	1	3046DH	
				TOTAL 4		
W3	SUNROOM REAR	60"x54"	Left Sliding	1	5046LS	COORDINATE W/ OWNER
	SUNROOM REAR	60"x54"	Right Sliding	1	5046RS	REUSE OF EXIST'G
Doors						
D1	KITCHENETTE SIDE	36"x80"x1 3/4"	ext. Hinged-Door	1	3068	
D2	SUNROOM SIDE	36"x80"x1 3/4"	ext. Hinged-Door	1	3068	
2ND FLOOR						
Windows						
W1	1 CRAFT/ STORAGE REAR	32"x54"	Double Hung	2	2846DH	
W2	1-CRAFT/ STORAGE RM SIDE	36"x62"	Double Hung	1	3052DH	
	1 1- MSTR CLOSET SIDE	36"x62"	Double Hung	1	3052DH	
	1-CRAFT/ STORAGE RM SIDE	36"x62"	Double Hung	1	3052DH	
				TOTAL 3		
W3	FRONT DORMER	32"x60"	Double Hung	2	2850DH	

NO.	DESCRIPTION	DATE
	REVIEW	3/11/26
	PERMIT	3/29/26
	PERMIT (RM CLARIF)	4/24/26

DRAWINGS PROVIDED ARE DESIGN INTENT ONLY. BUILDER SHALL CONFORM W/ ALL APPLICABLE CODES AND PROVIDE BEST PRACTICE SERVICES.

DRAWINGS PROVIDED BY:
ANH Designs
Ann Haines
410-829-2452
annhaines@verizon.net

MAP
GRID
PARCEL

ELEVATIONS / SCHEDULES

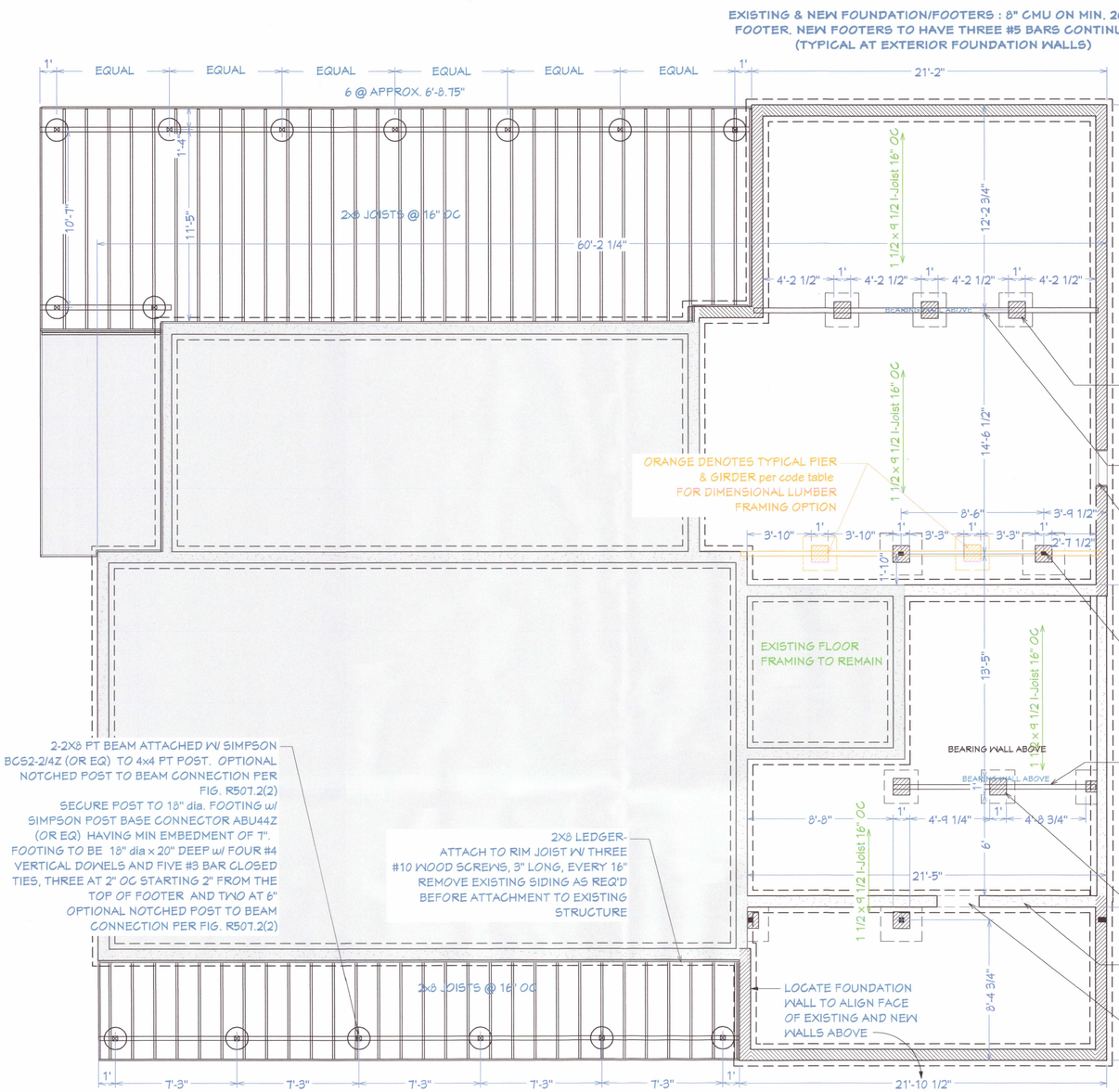
FARR ADDITION

SCALE:
1/4"=1'-0"

SHEET:
E-1

GENERAL NOTES

1. ALL FOUNDATION WALL FOOTINGS TO BE CONTINUOUS 10" MIN. X 24" w/ (2) # 4 BARS CONTINUOUS, 24" DEPTH TO BOTTOM
2. ALL PERIMETER FOUNDATION WALLS to be 8" BLOCK. NUMBER OF COURSES BASED ON SITE CONDITIONS (4 SHOWN)
3. INTERIOR PIERS w/ FOOTERS AS NOTED. GIRDERS PER PLAN
4. CONCRETE SLABS TO BE A MIN. 4" THICK. RAT SLAB (IF USED) AT CONDITIONED CRAWL SPACE SHALL BE A MIN 2" THICK FIBER MIX w/ VAPOR BARRIER BENEATH.
5. Where used, LVL and/or TJI SIZES & SPANS TO BE CONFIRMED BY BUILDER'S ENGINEERED PRODUCT MFR. STAMPED/ SEALED DWGS REQUESTED ON ORDER TO BE SUPPLIED FOR INSPECTIONS AS REQUIRED
6. CRAWL SPACE WALLS & FLOOR to be INSULATED- MIN R-13 PER ENERGY CODE (THIS SHEET) AND RECEIVE MINIMUM 6 mil CLASS 1 VAPOR BARRIER w/ MIN. 6" JOINT OVERLAP, TAPED. EXTEND EDGES (MIN) 6" UP STEM WALL.
7. CRAWL SPACE ACCESS PANEL TO BE MINIMUM 18" x 24"
8. GIRDER SIZING PER TABLE R602.7(2).
9. DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS
10. WHILE EVERY EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY AND COMPLETENESS OF THESE DRAWINGS, THE OWNER/ BUILDER SHALL VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS AND SITE CONDITIONS AND BE RESPONSIBLE FOR SAME.



DIMENSIONAL LUMBER JOIST OPTION
MAX. joist SPAN PER CODE per R502.3.1(1-2)
SP #2 or better- LIVING AREA
2x10's @ 12" OC-
16'-3" w/ 20PSF DEAD LOAD
17'-3" w/ 10 PSF DEAD LOAD
2x10's @ 16" OC-
14'-1" w/ 20PSF DEAD LOAD
13'-3" w/ 10 PSF DEAD LOAD
SPF #2 or better-LIVING AREA
2x12's @ 16" OC-
16'-3" w/ 20PSF DEAD LOAD
17'-10" w/ 10 PSF DEAD LOAD
SP #2 or better- SLEEPING AREA
2x10's @ 16" OC
15'-5" w/ 20PSF DEAD LOAD
17'-2" w/ 10 PSF DEAD LOAD
SPF #2 or better- SLEEPING AREA
2x12's@ 16" OC-
17'-10" w/ 20PSF DEAD LOAD
19'-11" w/ 10 PSF DEAD LOAD

MINIMUM 12" SQ. OR 8X16 CMU GROUTED PIER W/ #4 VERTICAL EACH CELL. (TYPICAL) PROVIDE A 24" SQ X 12" THICK CONCRETE FOOTING w/ THREE #5 BARS 18" EACH WAY

DROPPED PT BEAM OPTIONS: R602.7(2)-
24' BLDG WIDTH TWO FLOORS
TWO 2X12 BEAM - MAX SPAN 5'-2"
THREE 2X10 BEAM- MAX SPAN 5'-6"
FOUR 2X8 BEAM- MAX SPAN 5'-4"
CONTRACTOR MAY OPT FOR ALTERNATIVE CODE COMPLIANT PIER SPACING AND BEAM SIZES PER TABLE THIS SHEET

PROPOSED CRAWL SPACE ACCESS LOCATION PER CODE SECT R408.4
MIN 16"x24" w/ AN AREAWAY 16"X24" MIN. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING

NEW POINT LOAD PIERS: 12"x12" GROUTED CMU PIERS w/ #4 VERTICAL EACH CELL on 30" x 30" X 12" FOOTING w/ 3 #4 BARS EACH WAY BOTTOM (TYP)

DROPPED PT BEAM OPTIONS: R602.7(2)- 24' BLDG WIDTH TWO FLOORS
TWO 2X12 BEAM - MAX SPAN 5'-2"
THREE 2X10 BEAM- MAX SPAN 5'-6"
FOUR 2X8 BEAM- MAX SPAN 5'-4"
CONTRACTOR MAY OPT FOR ALTERNATIVE CODE COMPLIANT PIER SPACING AND BEAM SIZES PER TABLE THIS SHEET

BEAM POCKET OR CMU PILASTER ON EXTENDED FOOTING- TYPICAL

INCREASE HEIGHT OF EXIST'G FOUNDATION WALL AS REQ'D FOR JOIST LOAD BEARING

CREATE SUPPORTED OPENING BETWEEN CRAWL SPACES FOR PLUMBING, HVAC, ETC. COORD ON SITE W/ OWNER & SUBCONTRACTORS

TABLE R502.3.1(2) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES (Residential living areas, live load = 40 psf, L/Δ = 360)[b]

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
			2 × 6	2 × 8	2 × 10	2 × 12	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum floor joist spans							
			(ft-in)	(ft-in)	(ft-in)	(ft-in)	(ft-in)	(ft-in)	(ft-in)	(ft-in)
12	Douglas fir-larch	SS	11-4	15-0	19-1	23-3	11-4	15-0	19-1	23-3
	Douglas fir-larch	#1	10-11	14-5	18-5	22-0	10-11	14-2	17-4	20-1
	Douglas fir-larch	#2	10-9	14-2	18-0	20-11	10-8	13-6	16-5	19-1
	Douglas fir-larch	#3	8-11	11-3	13-9	16-0	8-1	10-3	12-7	14-7
	Hem-fir	SS	10-9	14-2	18-0	21-11	10-9	14-2	18-0	21-11
	Hem-fir	#1	10-6	13-10	17-8	21-6	10-6	13-10	17-1	19-10
	Hem-fir	#2	10-0	13-2	16-10	20-4	10-0	13-1	16-0	18-6
	Hem-fir	#3	8-8	11-0	13-5	15-7	7-11	10-0	12-3	14-3
	Southern pine	SS	11-2	14-8	18-9	22-10	11-2	14-8	18-9	22-10
	Southern pine	#1	10-9	14-2	18-0	21-11	10-9	14-2	16-11	20-1
	Southern pine	#2	10-3	13-6	16-2	19-1	9-10	12-6	14-9	17-5
	Southern pine	#3	8-2	10-3	12-6	14-9	7-5	9-5	11-5	13-6
	Spruce-pine-fir	SS	10-6	13-10	17-8	21-6	10-6	13-10	17-8	21-6
	Spruce-pine-fir	#1	10-3	13-6	17-3	20-7	10-3	13-3	16-3	18-10
	Spruce-pine-fir	#2	10-3	13-6	17-3	20-7	10-3	13-3	16-3	18-10
	Spruce-pine-fir	#3	8-8	11-0	13-5	15-7	7-11	10-0	12-3	14-3
16	Douglas fir-larch	SS	10-4	13-7	17-4	21-1	10-4	13-7	17-4	21-1
	Douglas fir-larch	#1	9-11	13-1	16-5	19-1	9-8	12-4	15-0	17-5
	Douglas fir-larch	#2	9-9	12-9	15-7	18-1	9-3	11-8	14-3	16-6
	Douglas fir-larch	#3	7-8	9-9	11-11	13-10	7-0	8-11	10-11	12-7
	Hem-fir	SS	9-9	12-10	16-5	19-11	9-9	12-10	16-5	19-11
	Hem-fir	#1	9-6	12-7	16-0	18-10	9-6	12-2	14-10	17-2
	Hem-fir	#2	9-1	12-0	15-2	17-7	8-11	11-4	13-10	16-1
	Hem-fir	#3	7-6	9-6	11-8	13-6	6-10	8-8	10-7	12-4
	Southern pine	SS	10-2	13-4	17-0	20-9	10-2	13-4	17-0	20-9
	Southern pine	#1	9-9	12-10	16-1	19-1	9-9	12-7	14-8	17-5
	Southern pine	#2	9-4	11-10	14-0	16-6	8-6	10-10	12-10	15-1
	Southern pine	#3	7-1	8-11	10-10	12-10	6-5	8-2	9-10	11-8
	Spruce-pine-fir	SS	9-6	12-7	16-0	19-6	9-6	12-7	16-0	19-6
	Spruce-pine-fir	#1	9-4	12-3	15-5	17-10	9-1	11-6	14-1	16-3
	Spruce-pine-fir	#2	9-4	12-3	15-5	17-10	9-1	11-6	14-1	16-3
	Spruce-pine-fir	#3	7-6	9-6	11-8	13-6	6-10	8-8	10-7	12-4

TABLE R602.7(2) GIRDER SPANS[a] AND HEADER SPANS[a] FOR INTERIOR BEARING WALLS (Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir[b] and required number of jack studs)

HEADERS AND GIRDERS SUPPORTING	SIZE	BUILDING Width[c] (feet)					
		12		24		36	
		Span[d]	NJ[e]	Span[d]	NJ[e]	Span[d]	NJ[e]
Two floors	2-2 × 4	2-7	1	1-11	1	1-7	1
	2-2 × 6	3-11	1	2-11	2	2-5	2
	2-2 × 8	5-0	1	3-8	2	3-1	2
	2-2 × 10	5-11	2	4-4	2	3-7	2
	2-2 × 12	6-11	2	5-2	2	4-3	3
	3-2 × 8	6-3	1	4-7	2	3-10	2
	3-2 × 10	7-5	1	5-6	2	4-6	2
	3-2 × 12	8-8	2	6-5	2	5-4	2
	4-2 × 8	7-2	1	5-4	1	4-5	2
	4-2 × 10	8-6	1	6-4	2	5-3	2
	4-2 × 12	10-1	1	7-5	2	6-2	2

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. Spans are given in feet and inches.
b. Spans are based on minimum design properties for No. 2 grade lumber of Douglas fir-larch, hem-fir, Southern pine, and spruce-pine-fir.
c. Building width is measured perpendicular to the ridge. For widths between those shown, spans are permitted to be interpolated.
d. NJ = Number of jack studs required to support each end. Where the number of required jack studs equals one, the header is permitted to be supported by an approved framing anchor attached to the full-height wall stud and to the header.
e. Spans are calculated assuming the top of the header or girder is laterally braced by perpendicular framing. Where the top of the header or girder is not laterally braced (for example, cripple studs bearing on the header), tabulated spans for headers consisting of 2 × 8, 2 × 10, or 2 × 12 sizes shall be multiplied by 0.70 or the header or girder shall be designed.

L/360 Live Load Deflection (Minimum Criteria per Code)

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9½"	110	18'-9"	17'-2"	15'-8"	14'-0"	18'-1"	15'-8"	14'-3"	12'-9"
	210	19'-8"	18'-0"	17'-0"	15'-4"	19'-8"	17'-2"	15'-8"	14'-0"
	230	20'-3"	18'-6"	17'-5"	16'-2"	**20'-3"**	18'-1"	16'-6"	14'-9"
11⅞"	110	22'-3"	19'-4"	17'-8"	15'-5"[1]	20'-5"	17'-8"	16'-1"[1]	14'-4"[1]
	210	23'-4"	21'-2"	19'-4"	17'-3"[1]	**22'-4"**	19'-4"	17'-8"	15'-9"[1]
	230	24'-0"	21'-11"	20'-5"	18'-3"	**23'-7"**	20'-5"	18'-7"	16'-7"[1]
	360	25'-4"	23'-2"	21'-10"	20'-4"[1]	**25'-4"**	**23'-2"**	**21'-10"**[1]	17'-10"[1]
	560	28'-10"	26'-3"	24'-9"	23'-0"	**28'-10"**	**26'-3"**	**24'-9"**	20'-11"[1]
14"	110	24'-4"	21'-0"	19'-2"	17'-2"[1]	22'-2"	19'-2"	17'-5"[1]	15'-0"[1]
	210	26'-6"	23'-1"	21'-1"	18'-10"[1]	24'-4"	21'-1"	19'-2"[1]	16'-7"[1]
	230	27'-3"	24'-4"	22'-2"	19'-10"[1]	**25'-8"**	22'-2"	20'-3"[1]	17'-6"[1]
	360	28'-9"	26'-3"	24'-9"[1]	21'-5"[1]	**28'-9"**	**26'-3"**[1]	22'-4"[1]	17'-10"[1]
	560	32'-8"	29'-9"	28'-0"	25'-2"[1]	**32'-8"**	**29'-9"**	**26'-3"**[1]	20'-11"[1]
16"	110	26'-0"	22'-6"	20'-7"[1]	18'-1"[1]	23'-9"	20'-7"[1]	18'-9"[1]	15'-0"[1]
	210	28'-6"	24'-8"	22'-6"[1]	19'-11"[1]	26'-0"	22'-6"[1]	20'-7"[1]	16'-7"[1]
	230	30'-1"	26'-0"	23'-9"	21'-1"[1]	**27'-5"**	23'-9"	21'-8"[1]	17'-6"[1]
	360	31'-10"	29'-0"	26'-10"[1]	21'-5"[1]	**31'-10"**	**28'-10"**[1]	22'-4"[1]	17'-10"[1]
	560	36'-1"	32'-11"	31'-0"[1]	25'-2"[1]	**36'-1"**	**31'-6"**[1]	26'-3"[1]	20'-11"[1]

(1) Web stiffeners are required at intermediate supports of continuous-span joists when the intermediate bearing length is *less* than 5¼" and the span on either side of the intermediate bearing is greater than the following spans:

Table N1102.1.1(1) R402.1.3.3

IVID Alternative Insulation Minimum R-Values and Fenestration Requirements by Component [a]

Climate Zone	Fenestration U-Factor [b, c]	Skylight [b] U-Factor	Glazed Fenestration SHGC [b, d]	Ceiling R-Value	Wood Frame Wall R-Value [e]	Mass Wall R-Value [f]	Floor R-Value	Basement [g, h] Wall R-Value	Slab [i] R-Value & Depth	Crawl Space [g, h] Wall R-Value
Excluded Marine	0.30	0.55	n/a	49	20 or 13+5 [j]	8/13	19	10ci or 13	10ci, 4ft	10ci or 13
	0.30	0.55	n/a	49	20 or 13+5 [j]	8/17	30	10ci or 19 or 13 + 5ci	10ci, 4ft	10ci or 19 or 13 + 5ci

For SI: 1 foot = 304.8 mm.

ci = continuous insulation

a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: in Climate Zones 0 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.

c. "ID or 19" means R-19 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "ID or 19 or 13 + 5ci" means R-19 continuous insulation (ci) on the interior or exterior surface of the wall or R-19 cavity insulation on the interior side of the wall or R-13 cavity insulation on the interior of the wall in addition to R-5 continuous insulation on the interior or exterior surface of the wall.

d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.

e. There are no SHGC requirements in the Marine Zone.

f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.

g. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13 &19" means R-13 cavity insulation plus R-5 continuous insulation.

h. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

i. A maximum U-factor of 0.82 shall apply in Climate Zones 3 through 8 to vertical fenestration products installed in buildings located either:

Above 4,000 feet in elevation or

In windborne debris regions where protection of openings is required by Section R301.2.1.2 of the International Residential Code.

j. (a) Modify Section N1102.2.1 Ceilings with attic spaces with the following:

(i) Add "or Section N1102.3.5" after "N1102.3" and before "requires R-49 insulation"; and

(ii) Add "or Section N1102.3.5" after "N1102.3" and before "requires R-60 insulation".

(b) Modify Section N1102.2.2 Ceilings without attics with the following:

(i) Add "or Section N1102.3.5" after "N1102.3" and before "requires insulation R-values greater than R-30"; and

(ii) Add "or N1102.3.5" after "N1102.3" and before "shall be limited to".

(c) Modify Section N1106 Additional Efficiency Package Options:

(i) Add new Section N1106.3 Maryland Alternative Additional Energy Efficiency Package Options. The provisions of this Section shall be applied as part of the prescriptive compliance path of Section N1102.1.B1. Additional energy efficiencies from Table N1106.3 must be selected to meet or exceed a minimum percentage increase of 6% for climate Zone 4 and 6% for Climate Zone 3."; and

(ii) Add the following table:

APPLICABLE CODES	DESIGN BASIS
TOWN OF EASTON TALBOT COUNTY MD 2021 IBC / IRC w/ MD Ammendments 2021 International Energy Conservation Code	Ground Snow Load 30 PSF Wind Load 115 MPH Floor Load 40 PSI Climate Zone 4A
PRESCRIPTIVE PATH	

NO.	DESCRIPTION	DATE
	REVIEW	3/17/26
	PERMIT	3/30/26

DRAWINGS PROVIDED ARE DESIGN INTENT ONLY. BUILDER SHALL CONFORM W/ ALL APPLICABLE CODES AND PROVIDE BEST PRACTICE SERVICES.

DRAWINGS PROVIDED BY:
ANH Designs
Ann Haines
410-924-2452
annhaines@verizon.net

MAP
GRID
PARCEL

FOUNDATION PLAN / APPLICABLE CODES / IECC TABLE

FARR ADDITION

SCALE:
1/4"=1'-0"

SHEET:
A-0

TABLE R602.7(1) GIRDER SPANS[a] AND HEADER SPANS[a] FOR EXTERIOR BEARING WALLS (Maximum spans for Douglas fir-larch, hem-fir, Southern pine and spruce-pine-fir[b] and required number of jack studs)

GIRDERS AND HEADERS SUPPORTING	SIZE	GROUND SNOW LOAD (psf)[a]															
		30						50						70			
		Building width[c] (feet)															
		12		24		36		12		24		36		12		24	
		Span[f]	NJ[g]	Span[f]	NJ[g]	Span[f]	NJ[g]	Span[f]	NJ[g]	Span[f]	NJ[g]	Span[f]	NJ[g]	Span[f]	NJ[g]	Span[f]	NJ[g]
Roof, ceiling and one center-bearing floor	1-2 × 6	3-3	1	2-7	2	2-2	2	3-0	2	2-4	2	2-0	2	2-9	2	2-2	2
	1-2 × 8	4-1	2	3-3	2	2-9	2	3-9	2	3-0	2	2-6	3	3-6	2	2-9	2
	1-2 × 10	4-11	2	3-10	2	3-3	3	4-6	2	3-6	3	3-0	3	4-1	2	3-3	3
	1-2 × 12	5-9	2	4-6	3	3-10	3	5-3	2	4-2	3	3-6	3	4-10	3	3-10	3
	2-2 × 4	3-3	1	2-6	1	2-2	1	3-0	1	2-4	1	2-0	1	2-8	1	2-2	1
	2-2 × 6	4-10	1	3-9	1	3-3	2	4-5	1	3-6	2	3-0	2	4-1	1	3-3	2
	2-2 × 8	6-1	1	4-10	2	4-1	2	5-7	2	4-5	2	3-9	2	5-2	2	4-1	2
	2-2 × 10	7-3	2	5-8	2	4-10	2	6-8	2	5-3	2	4-5	2	6-1	2	4-10	2
	2-2 × 12	8-6	2	6-8	2	5-8	2	7-10	2	6-2	2	5-3	3	7-2	2	5-8	2
	3-2 × 8	7-8	1	6-0	1	5-1	2	7-0	1	5-6	2	4-8	2	6-5	1	5-1	2
	3-2 × 10	9-1	1	7-2	2	6-1	2	8-4	1	6-7	2	5-7	2	7-8	2	6-1	2
	3-2 × 12	10-8	2	8-5	2	7-2	2	9-10	2	7-8	2	6-7	2	9-0	2	7-1	2
	4-2 × 8	8-10	1	6-11	1	5-11	1	8-1	1	6-4	1	5-5	2	7-5	1	5-11	1
	4-2 × 10	10-6	1	8-3	2	7-0	2	9-8	1	7-7	2	6-5	2	8-10	1	7-0	2
	4-2 × 12	12-4	1	9-8	2	8-3	2	11-4	2	8-11	2	7-7	2	10-4	2	8-3	2

ROOF, CEILING AND ONE FLOOR (CENTER BEARING)

TABLE R602.7(3) GIRDER AND HEADER SPANS[a] FOR OPEN PORCHES (Maximum span for Douglas fir-larch, hem-fir, Southern pine and spruce-pine-fir[b])

SIZE	SUPPORTING ROOF						SUPPORTING FLOOR	
	Ground Snow Load (psf)							
	30		50		70			
	Depth of Porch[c] (feet)							
	8	14	8	14	8	14	8	14
2-2 × 6	7-6	5-8	6-2	4-8	5-4	4-0	6-4	4-9
2-2 × 8	10-1	7-7	8-3	6-2	7-1	5-4	8-5	6-4
2-2 × 10	12-4	9-4	10-1	7-7	8-9	6-7	10-4	7-8
2-2 × 12	14-4	10-10	11-8	8-10	10-1	7-8	11-11	9-0

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

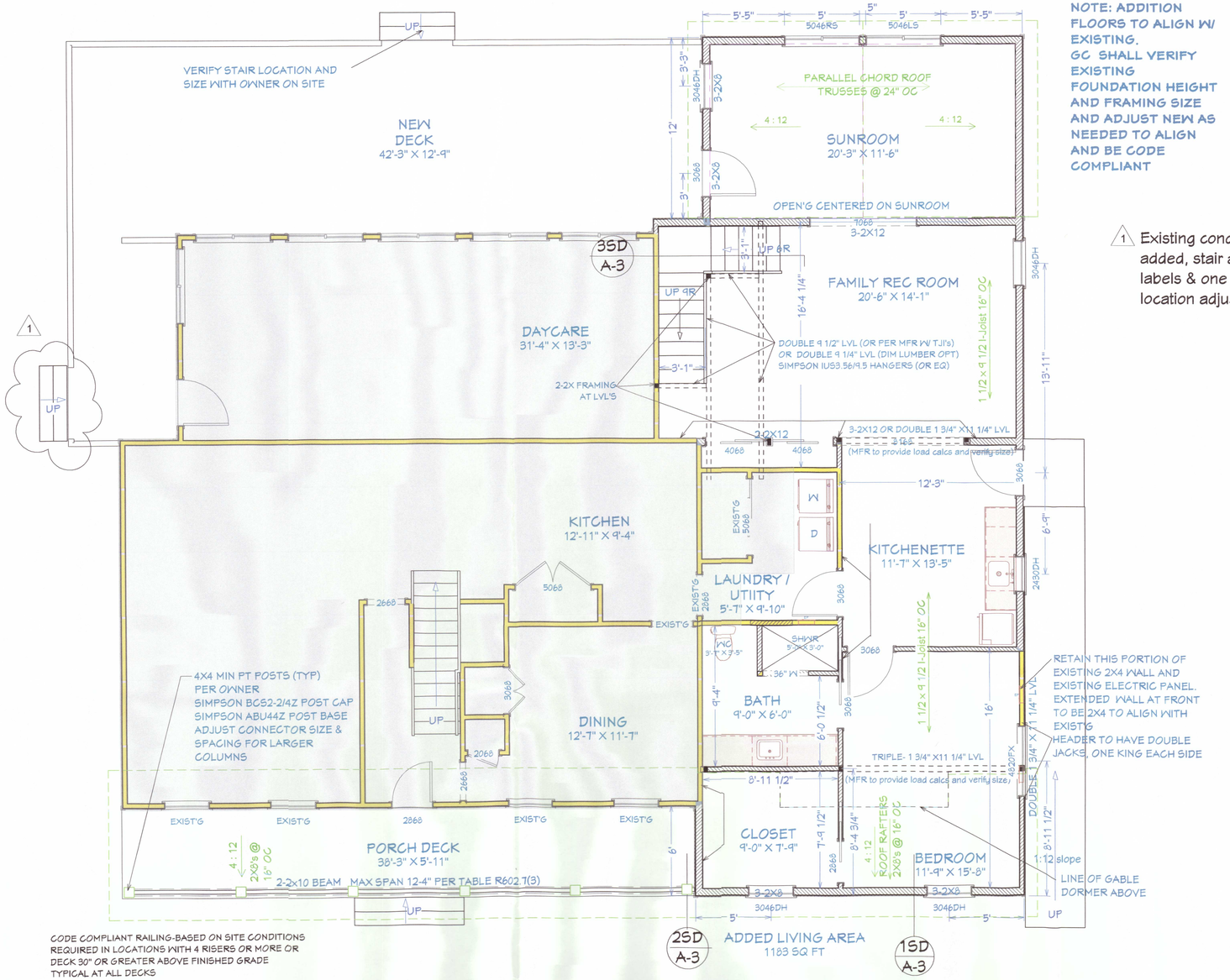
a. Spans are given in feet and inches.
b. Tabulated values assume No. 2 grade lumber, wet service and incising for refractory species. Use 30 psf ground snow load for cases in which ground snow load is less than 30 psf and the roof live load is equal to or less than 20 psf.
c. Porch depth is measured horizontally from building face to centerline of the header. For depths between those shown, spans are permitted to be interpolated.

TABLE R602.7(2) GIRDER SPANS[a] AND HEADER SPANS[a] FOR INTERIOR BEARING WALLS (Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir[b] and required number of jack studs)

HEADERS AND GIRDERS SUPPORTING	SIZE	BUILDING Width[c] (feet)					
		12		24		36	
		Span[e]	NJ[f]	Span[e]	NJ[f]	Span[e]	NJ[f]
One floor only	2-2 × 4	4-1	1	2-10	1	2-4	1
	2-2 × 6	6-1	1	4-4	1	3-6	1
	2-2 × 8	7-9	1	5-5	1	4-5	2
	2-2 × 10	9-2	1	6-6	2	5-3	2
	2-2 × 12	10-9	1	7-7	2	6-3	2
	3-2 × 8	9-8	1	6-10	1	5-7	1
	3-2 × 10	11-5	1	8-1	1	6-7	2
	3-2 × 12	13-6	1	9-6	2	7-9	2
	4-2 × 8	11-2	1	7-11	1	6-5	1
	4-2 × 10	13-3	1	9-4	1	7-8	1
	4-2 × 12	15-7	1	11-0	1	9-0	2

TABLE R502.3.1(2) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES (Residential living areas, live load = 40 psf, L/Δ = 360)[b]

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD – 10 psf				DEAD LOAD – 20 psf			
			2 × 6	2 × 8	2 × 10	2 × 12	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum floor joist spans							
			(ft-in)	(ft-in)	(ft-in)	(ft-in)	(ft-in)	(ft-in)	(ft-in)	(ft-in)
12	Douglas fir-larch	SS	11-4	15-0	19-1	23-3	11-4	15-0	19-1	23-3
	Douglas fir-larch	#1	10-11	14-5	18-5	22-6	10-11	14-2	17-4	20-1
	Douglas fir-larch	#2	10-9	14-2	18-0	20-11	10-8	13-6	16-5	19-1
	Douglas fir-larch	#3	8-11	11-3	13-9	16-0	8-1	10-3	12-7	14-7
	Hem-fir	SS	10-9	14-2	18-0	21-11	10-9	14-2	18-0	21-11
	Hem-fir	#1	10-6	13-10	17-8	21-6	10-6	13-10	17-1	19-10
	Hem-fir	#2	10-0	13-2	16-10	20-4	10-0	13-1	16-0	16-6
	Hem-fir	#3	8-8	11-0	13-5	15-7	7-11	10-0	12-3	14-3
	Southern pine	SS	11-2	14-8	18-9	22-10	11-2	14-8	18-9	22-10
	Southern pine	#1	10-9	14-2	18-0	21-11	10-9	14-2	16-11	20-1
	Southern pine	#2	10-3	13-6	16-2	19-1	9-10	12-6	14-9	17-5
	Southern pine	#3	8-2	10-3	12-6	14-9	7-5	9-5	11-5	13-6
	Spruce-pine-fir	SS	10-6	13-10	17-8	21-6	10-6	13-10	17-8	21-6
	Spruce-pine-fir	#1	10-3	13-6	17-3	20-7	10-3	13-3	16-3	16-10
	Spruce-pine-fir	#2	10-3	13-6	17-3	20-7	10-3	13-3	16-3	15-10
	Spruce-pine-fir	#3	8-8	11-0	13-5	15-7	7-11	10-0	12-3	14-3
16	Douglas fir-larch	SS	10-4	13-7	17-4	21-1	10-4	13-7	17-4	21-1
	Douglas fir-larch	#1	9-11	13-1	16-5	19-1	9-8	12-4	15-0	17-5
	Douglas fir-larch	#2	9-9	12-9	15-7	18-1	9-3	11-8	14-3	16-6
	Douglas fir-larch	#3	7-8	9-9	11-11	13-10	7-0	8-11	10-11	12-7
	Hem-fir	SS	9-9	12-10	16-5	19-11	9-9	12-10	16-5	19-11
	Hem-fir	#1	9-6	12-7	16-0	18-10	9-6	12-2	14-10	17-2
	Hem-fir	#2	9-1	12-0	15-2	17-7	8-11	11-4	13-10	16-1
	Hem-fir	#3	7-6	9-6	11-8	13-6	6-10	8-8	10-7	12-4
	Southern pine	SS	10-2	13-4	17-0	20-9	10-2	13-4	17-0	20-9
	Southern pine	#1	9-9	12-10	16-1	19-1	9-9	12-7	14-8	17-5
	Southern pine	#2	9-4	11-10	14-0	16-6	8-8	10-10	12-10	15-1
	Southern pine	#3	7-1	8-11	10-10	12-10	6-5	8-2	9-10	11-8
	Spruce-pine-fir	SS	9-6	12-7	16-0	19-6	9-6	12-7	16-0	19-6
	Spruce-pine-fir	#1	9-4	12-3	15-5	17-10	9-1	11-6	14-1	16-3
	Spruce-pine-fir	#2	9-4	12-3	15-5	17-10	9-1	11-6	14-1	16-3
	Spruce-pine-fir	#3	7-6	9-6	11-8	13-6	6-10	8-8	10-7	12-4



CODE COMPLIANT RAILING-BASED ON SITE CONDITIONS REQUIRED IN LOCATIONS WITH 4 RISERS OR MORE OR DECK 30" OR GREATER ABOVE FINISHED GRADE TYPICAL AT ALL DECKS

NOTE: ADDITION FLOORS TO ALIGN W/ EXISTING. GC SHALL VERIFY EXISTING FOUNDATION HEIGHT AND FRAMING SIZE AND ADJUST NEW AS NEEDED TO ALIGN AND BE CODE COMPLIANT

HATCHING DENOTES NEW WALL CONSTRUCTION OR INFILL

DENOTES EXISTING CONDITIONS TO REMAIN UNCHANGED

1 Existing conditions shaded area added, stair at deck added, 2 room labels & one joist bearing line location adjusted

RETAIN THIS PORTION OF EXISTING 2X4 WALL AND EXISTING ELECTRIC PANEL. EXTENDED WALL AT FRONT TO BE 2X4 TO ALIGN WITH EXISTG HEADER TO HAVE DOUBLE JACKS, ONE KING EACH SIDE

GENERAL NOTES

1. ALL DIMENSIONS ARE TO ROUGH FRAMING OR CENTERLINES
2. PLATE HEIGHTS TO BE 8'-1 1/8" UNLESS OTHERWISE NOTED
3. ALL WINDOWS (TBS) AND DOORS (TBS) SHALL MEET APPLICABLE SAFETY, EGRESS AND ENERGY REQ'S PER IECC TABLE SHT. A-0. GC TO VERIFY DOOR HAND PRIOR TO ORDER (MAY DIFFER FROM SHOWN)
4. SPACING AT GANGED WINDOWS TO BE PER MFR (2" shown).
5. EXTERIOR WALL CONSTRUCTION TO BE 2X6 w/ MIN R-19 INSULATION.
6. EXTERIOR WALL DESIGN & FASTENING SHALL CONFORM TO CODE SECTION R602.3. TYPICAL WALL CONSTRUCTION SHALL CONFORM TO CODE FASTENING SCHEDULES R602.3(1-2)
7. ALL STAIRS SHALL COMPLY w/ SECTION R311.7. RISERS TO BE EQUAL
   - MAX RISER HEIGHT - 7 3/4"
   - MINIMUM TREAD DEPTH- 10"
   - WINDERS-MIN 6" DEPTH AT ANY POINT WITHIN CLEAR WIDTH

   CODE COMPLIANT RAILING SHALL BE INSTALLED WHERE DECK IS MORE THAN THIRTY INCHES ABOVE FINISHED GRADE OR WHERE MORE THAN THREE RISERS ARE REQUIRED
8. ALL FLOORS & LANDINGS @ EXTERIOR DOORS SHALL COMPLY w/ BUILDING CODE SECTION R311.3
9. ALL FLOOR AND FRAMING CONSTRUCTION SHALL COMPLY w/ FIGURE R502.2
10. TYPICAL HEADER FRAMING PER FIGURE R602.3(2). SIZES PER TABLE R602.7(1-2). HEADER HEIGHT TO BE ADJUSTED AS REQUIRED TO MAINTAIN MIN. 24" SILL HEIGHT AND BE CONSISTENT PER FLOOR (UNLESS OTHERWISE NOTED)
11. DRAWINGS MAY SHOW DIM LUMBER & ROOF FRAMING WITH TJI'S OR ROOF TRUSS OPTIONS. NOTED DIMENSIONS ON SECTIONS / ELEVATIONS MAY DIFFER IF ALTERNATE FRAMING IS SELECTED. BUILDER SHALL ADJUST ACCORDINGLY.
12. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THESE DRAWINGS ARE ACCURATE AND COMPLETE, OWNER / BUILDER SHALL REVIEW AND VERIFY AND BE RESPONSIBLE FOR SAME.
13. **LVL MANUFACTURER'S STRUCTURAL ENGINEER SHALL REVIEW, APPROVE OR PROVIDED NEW SPEC FOR ALL NOTED LVL BEAMS HEREIN. LOAD CALCULATIONS AND SEALED DRAWINGS SHALL BE PROVIDED FOR PERMIT REVIEW AND INSPECTIONS**

NO.	DESCRIPTION	DATE
	REVIEW	3/19/26
	PERMIT	3/30/26
1	PERMIT CLARIF	4/21/26

DRAWINGS PROVIDED ARE DESIGN INTENT ONLY. BUILDER SHALL CONFORM W/ ALL APPLICABLE CODES AND PROVIDE BEST FRACTICE SERVICES.

DRAWINGS PROVIDED BY:
ANH Designs
Ann Haines
410-829-2452
annhaines@verizon.net

MAP
GRID
PARCEL

FIRST FLOOR PLAN

FARR ADDITION

SCALE: 1/4"=1'-0"

SHEET: A-1

TABLE R802.4.1(4) RAFTER SPANS FOR COMMON LUMBER SPECIES (Ground snow load = 30 psf, ceiling attached to rafters, L/Δ = 240)

RAFTER SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf					DEAD LOAD = 20 psf				
			2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	2 × 4	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum rafter spans[a]									
			(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)
16	Douglas fir-larch	SS	8-3	13-0	17-2	21-10	Note b	8-3	13-0	17-2	21-7	25-1
	Douglas fir-larch	#1	8-0	12-6	16-2	19-9	22-10	7-10	11-5	14-5	17-8	20-5
	Douglas fir-larch	#2	7-10	12-1	15-4	18-9	21-8	7-5	10-10	13-8	16-9	19-5
	Douglas fir-larch	#3	6-4	9-3	11-8	14-3	16-7	5-8	8-3	10-6	12-9	14-10
	Hem-fir	SS	7-10	12-3	16-2	20-8	25-1	7-10	12-3	16-2	20-8	24-2
	Hem-fir	#1	7-8	12-0	15-10	19-6	22-7	7-8	11-3	14-3	17-5	20-2
	Hem-fir	#2	7-3	11-5	14-11	18-2	21-1	7-2	10-6	13-4	16-3	18-10
	Hem-fir	#3	6-2	9-0	11-5	13-11	16-2	5-6	8-1	10-3	12-6	14-6
	Southern pine	SS	8-1	12-9	16-10	21-6	Note b	8-1	12-9	16-10	21-6	25-11
	Southern pine	#1	7-10	12-3	16-2	19-3	22-10	7-10	11-7	14-9	17-3	20-5
	Southern pine	#2	7-6	11-2	14-2	16-10	19-10	6-8	10-0	12-8	15-1	17-9
	Southern pine	#3	5-9	8-6	10-8	13-0	15-4	5-2	7-7	9-7	11-7	13-9
	Spruce-pine-fir	SS	7-8	12-0	15-10	20-2	24-7	7-8	12-0	15-10	19-9	22-10
	Spruce-pine-fir	#1	7-6	11-9	15-1	18-5	21-5	7-3	10-8	13-6	16-6	19-2
	Spruce-pine-fir	#2	7-6	11-9	15-1	18-5	21-5	7-3	10-8	13-6	16-6	19-2
	Spruce-pine-fir	#3	6-2	9-0	11-5	13-11	16-2	5-6	8-1	10-3	12-6	14-6
24	Douglas fir-larch	SS	7-3	11-4	15-0	19-1	22-10	7-3	11-4	14-5	17-8	20-5
	Douglas fir-larch	#1	7-0	10-5	13-2	16-1	18-8	6-4	9-4	11-9	14-5	16-8
	Douglas fir-larch	#2	6-9	9-10	12-6	15-3	17-9	6-0	8-10	11-2	13-8	15-10
	Douglas fir-larch	#3	5-2	7-7	9-7	11-8	13-6	4-7	6-9	8-7	10-5	12-1
	Hem-fir	SS	6-10	10-9	14-2	18-0	21-11	6-10	10-9	13-11	17-0	19-9
	Hem-fir	#1	6-8	10-3	13-0	15-11	18-5	6-3	9-2	11-8	14-3	16-6
	Hem-fir	#2	6-4	9-7	12-2	14-10	17-3	5-10	8-7	10-10	13-3	15-5
	Hem-fir	#3	5-0	7-4	9-4	11-5	13-2	4-6	6-7	8-4	10-2	11-10
	Southern pine	SS	7-1	11-2	14-8	18-9	22-10	7-1	11-2	14-8	17-11	21-2
	Southern pine	#1	6-10	10-7	13-5	15-9	18-8	6-4	9-6	12-0	14-1	16-8
	Southern pine	#2	6-1	9-2	11-7	13-9	16-2	5-5	8-2	10-4	12-3	14-6
	Southern pine	#3	4-8	6-11	8-9	10-7	12-6	4-2	6-2	7-10	9-6	11-2
	Spruce-pine-fir	SS	6-8	10-6	13-10	17-8	20-11	6-8	10-5	13-2	16-1	18-8
	Spruce-pine-fir	#1	6-6	9-9	12-4	15-1	17-6	5-11	8-8	11-0	13-6	15-7
	Spruce-pine-fir	#2	6-6	9-9	12-4	15-1	17-6	5-11	8-8	11-0	13-6	15-7
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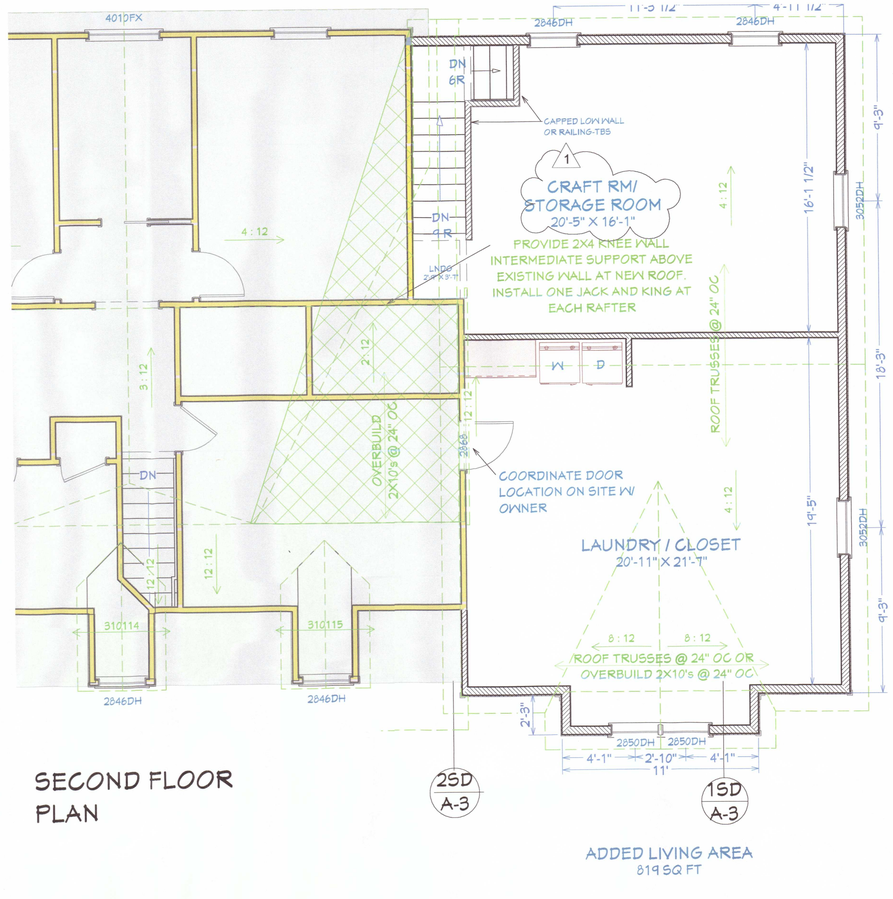

SECOND FLOOR PLAN

ADDED LIVING AREA
819 SQ FT

HATCHING DENOTES NEW WALL CONSTRUCTION OR INFILL

DENOTES EXISTING CONDITIONS TO REMAIN UNCHANGED

DENOTES OVERBUID AT EXISTING CONDITIONS

GENERAL NOTES

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2. PLATE HEIGHTS TO BE 8'-1 1/8" UNLESS OTHERWISE NOTED
3. ALL WINDOWS (TBS) AND DOORS (TBS) SHALL MEET APPLICABLE SAFETY, EGRESS AND ENERGY REQ'S PER IECC TABLE SHT. A-0. GC TO VERIFY DOOR HAND PRIOR TO ORDER (MAY DIFFER FROM SHOWN)
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   - MAX RISER HEIGHT - 7 3/4"
   - MINIMUM TREAD DEPTH- 10"
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10. TYPICAL HEADER FRAMING PER FIGURE R602.3(2). SIZES PER TABLE R602.7(1-2). HEADER HEIGHT TO BE ADJUSTED AS REQUIRED TO MAINTAIN MIN. 24" SILL HEIGHT AND BE CONSISTENT PER FLOOR (UNLESS OTHERWISE NOTED)
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12. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THESE DRAWINGS ARE ACCURATE AND COMPLETE, OWNER / BUILDER SHALL REVIEW AND VERIFY AND BE RESPONSIBLE FOR SAME.
13. **LVL MANUFACTURER'S STRUCTURAL ENGINEER SHALL REVIEW, APPROVE OR PROVIDED NEW SPEC FOR ALL NOTED LVL BEAMS HEREIN. LOAD CALCULATIONS AND SEALED DRAWINGS SHALL BE PROVIDED FOR PERMIT REVIEW AND INSPECTIONS**

NO.	DESCRIPTION	DATE
	REVIEW	3/18/26
	PERMIT	3/30/26
	PERMIT CLARIF	4/24/26

DRAWINGS PROVIDED ARE DESIGN INTENT ONLY. BUILDER SHALL CONFORM W/ ALL APPLICABLE CODES AND PROVIDE BEST PRACTICE SERVICES.

DRAWINGS PROVIDED BY:
ANH Designs
Ann Haines
410-829-2452
annhaines@verizon.net

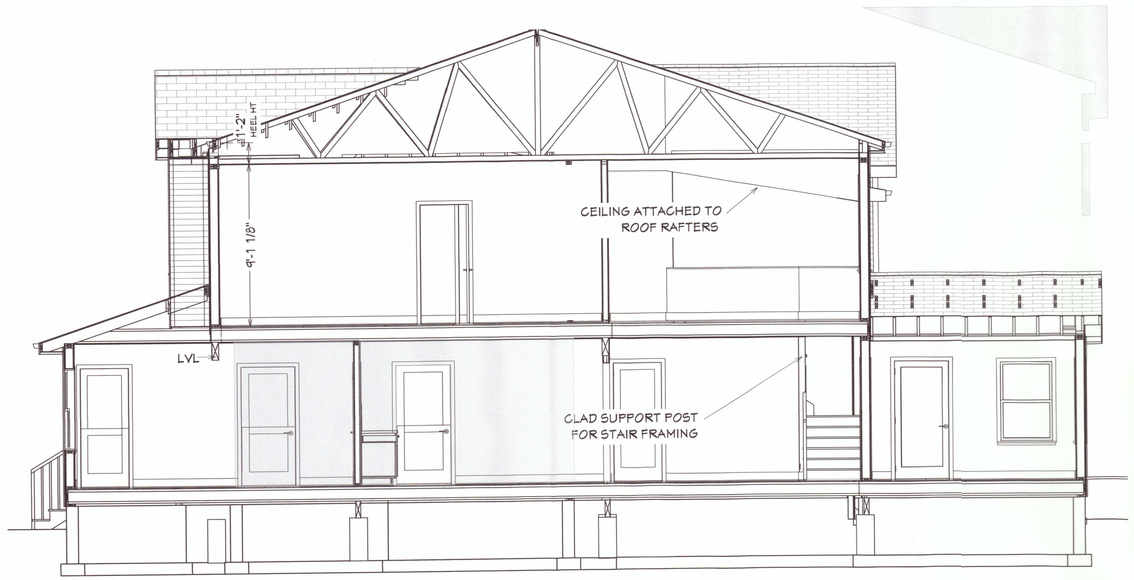
MAP
GRID
PARCEL

SECOND FLOOR PLAN

FARR ADDITION

SCALE:
1/4"=1'-0"

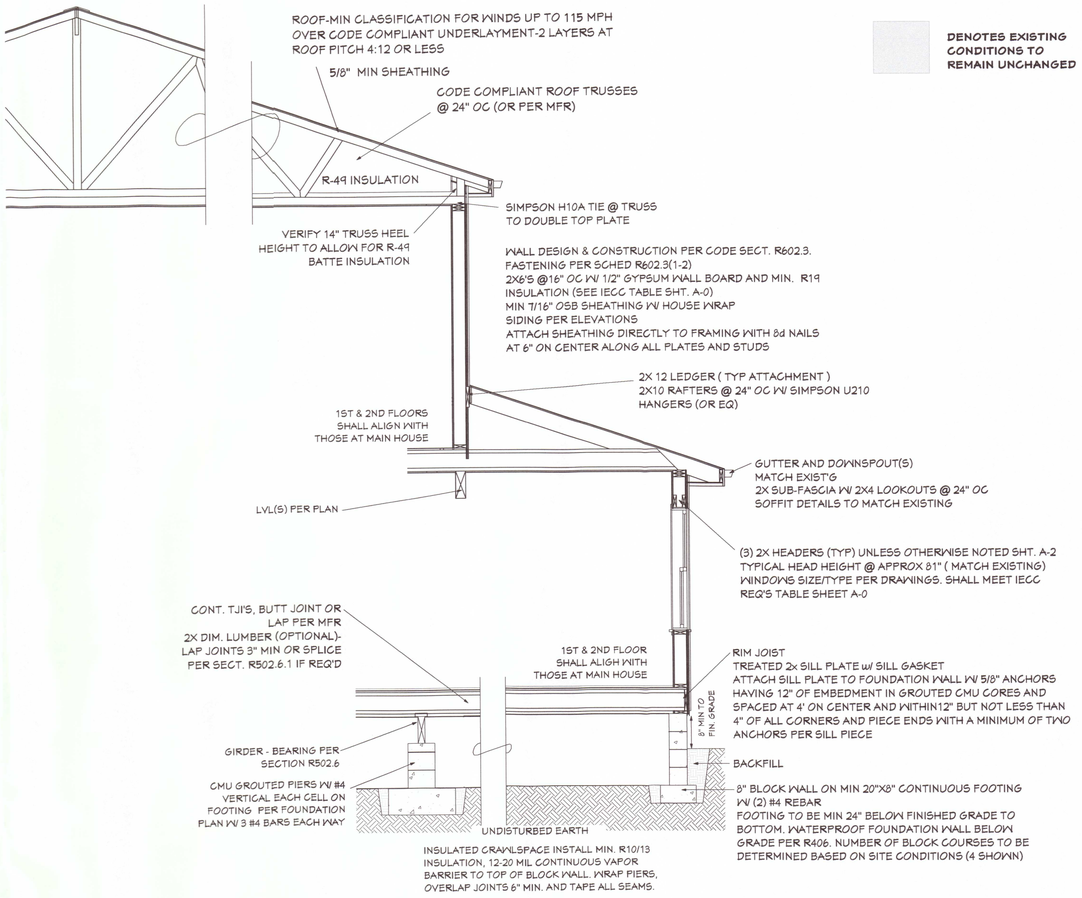
SHEET:
A-2



1 / SD — FRONT / BACK SECTION (2ND FL DORMER)

1/4"=1'-0"

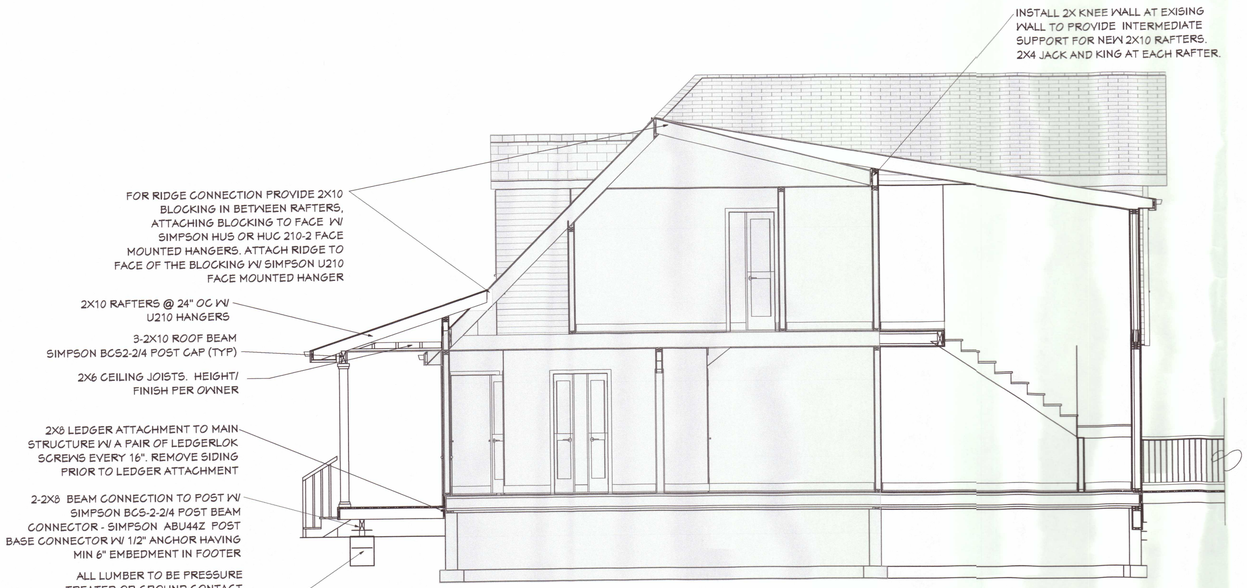
PITCH PER ELEVATIONS / ROOF PLAN



DENOTES EXISTING CONDITIONS TO REMAIN UNCHANGED

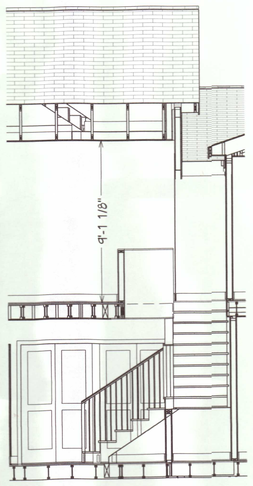
TYPICAL WALL DETAIL/NOTES

3/8"=1'-0"



2 / SD — FRONT / BACK SECTION (FRONT PORCH/STAIR)

1/4"=1'-0"



3 / SD — SECTION @ STAIR

1/4"=1'-0"

NO.	DESCRIPTION	DATE
	REVIEW	3/19/26
	PERMIT	3/26/26

DRAWINGS PROVIDED ARE DESIGN INTENT ONLY. BUILDER SHALL CONFORM W/ ALL APPLICABLE CODES AND PROVIDE BEST PRACTICE SERVICES.

DRAWINGS PROVIDED BY:
ANH Designs
Ann Haines
410-824-2452
annhaines@verizon.net

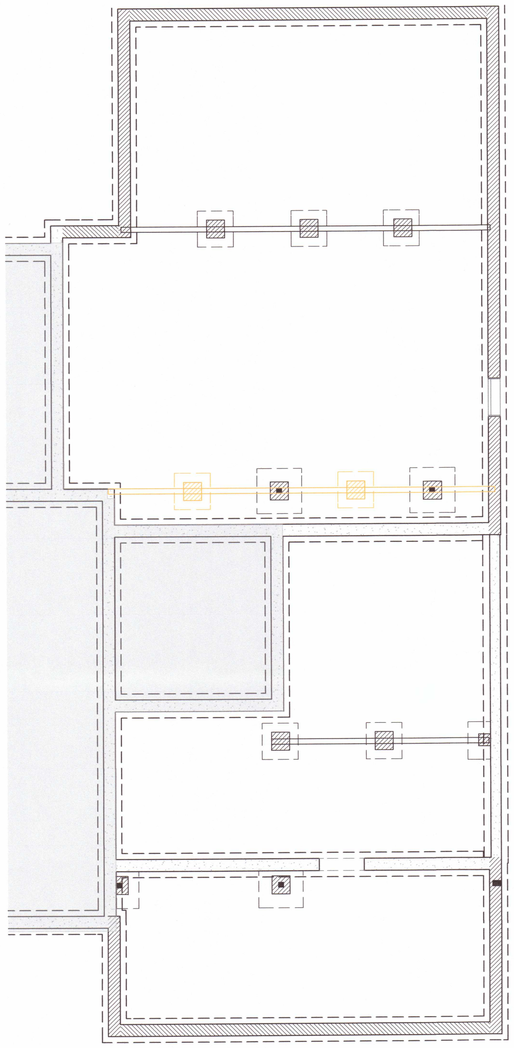
MAP
GRID
PARCEL

BUILDING SECTION / DETAILS
TYPICAL WALL & DECK DETAIL/NOTES

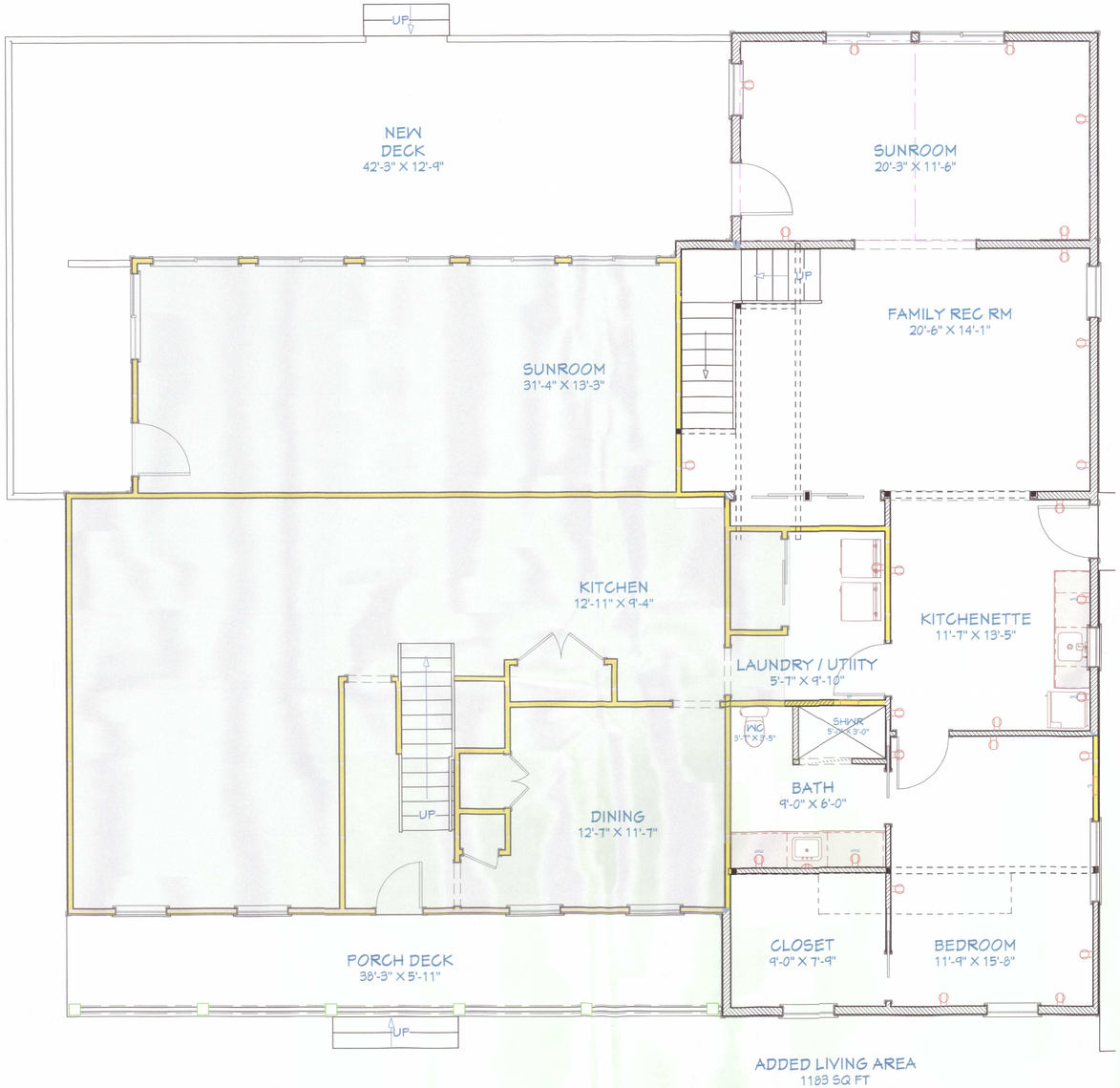
FARR ADDITION

SCALE:
1/4"=1'-0"

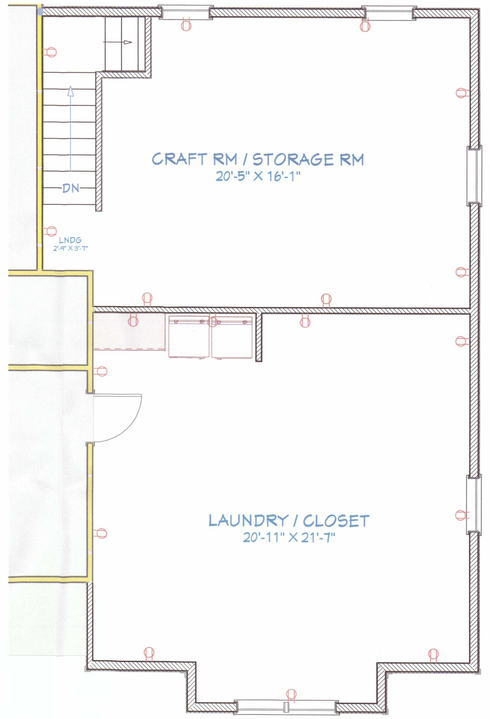
SHEET:
A-3



FOUNDATION PLAN
1/4"=1'-0"



FIRST FLOOR PLAN
1/4"=1'-0"



SECOND FLOOR PLAN
1/4"=1'-0"

HATCHING DENOTES NEW WALL CONSTRUCTION OR INFILL

DENOTES EXISTING CONDITIONS TO REMAIN UNCHANGED

NO.	DESCRIPTION	DATE

DRAWINGS PROVIDED ARE DESIGN INTENT ONLY. BUILDER SHALL CONFORM W/ ALL APPLICABLE CODES AND PROVIDE BEST PRACTICE SERVICES.

DRAWINGS PROVIDED BY:
ANH Designs
Ann Haines
410-924-2452
annhaines@verizon.net

MAP
GRID
PARCEL

ELECTRICAL PLANS

FARR ADDITION

SCALE:
1/4"=1'-0"

SHEET:

our existing house.
It has grass now ☺

POST IN CONSPICUOUS PLACE - This license or approval is not transferable to another operator, location, or address.

MARYLAND STATE DEPARTMENT OF EDUCATION
EQUITY AND EXCELLENCE

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

LARGE FAMILY CHILD CARE HOME
CERTIFICATE OF REGISTRATION

Region: 8
County: 20 Talbot
Registration Number: 258843
School Number:
First License/Registration Issued: 08/23/2022

This certifies that **Lynn Farr** is registered to operate a Large Family Child Care Home

at: **29700 Standish St, Easton, MD 21601**

doing business as: **Lynn Farr** .

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.18.01-.16.

[-] In addition, an approval is issued pursuant to Education Article, 2-206 and COMAR 13A.18.13.

Current Status of Registration:	
Issued on:	08/01/2024
Revised on:	
Expires on:	
Status:	Continuing - Full

Approved Hours of Operation:	
Months:	January - December
Days:	Monday-Friday
Hours:	07:00 AM - 06:00 PM
Overnight:	0

Rooms Approved and Capacity	
Room	**Capacity**
Room 1: Family Room	10
Room 2: Living Room	2
Room 3:	
Room 4:	
Room 5:	
Room 6:	
Room 7:	
Room 8:	

Approved Ages of Children:	Child Care*:	Education Program:	Accredited:
Under 2 years old:	NO		NO
2 years through 5 years:	NO	NO	
5 years through 12 years:	NO		
13 years through 20 years:	NO		

Maximum number of children approved for care at one time:	12

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.

* Child care staffing ratios according to COMAR 13A.18.08 must be maintained at all times.

RESTRICTIONS/COMMENTS: A capacity of 12 can include up to 2 children under 24 months when Abby is present. When the provider is alone, the capacity is 8 with 2 less than 24 months present. Upstairs, garage, and office off limits to all child care children. Fireplace will not be used during day care hours unless protective barrier is in place. **Anniversary Month is July**

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

OCC 277 (Revised 07/21) - *All previous editions are obsolete*

3 of 5

THIS DEED

01089102
Tax Account No.

Made this 16th day of April, 1999, by and between THEODORE B. PASSYN, JULIA BEALL PASSYN, and THEODORE B. PASSYN, III, parties of the first part, and [illegible] D. FARR and LYNN M. FARR, husband and wife, parties of the second part.

WITNESSETH, that in consideration of the sum of Ten Dollars and other good and valuable considerations the said parties of the first part do grant and convey unto the parties of the second part in fee simple as tenants by the entirety, all that property situate, lying and being in Talbot County, in the 1ST Election District, State of Maryland, and described as follows:

Lot numbered One Hundred Four (104), in the subdivision known as "MATTHEWSTOWN RUN, Section Three", as per plat thereof recorded among the Plat Records of Talbot County, Maryland in Plat Cabinet 4, Plat 66GG; being in the 1st Election District of said County.

Which has an address of 29700 Standish Street, Easton, Maryland 21601.

Being part of the same property described in Liber 839, Folio 210.

By the execution of the Deed, the parties of the first part hereby certify under penalties of perjury that the actual consideration paid or to be paid including the amount of any mortgage deed of trust outstanding, is in the sum total of $138,411.00.

TOGETHER with the building 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 parties of the first part covenant that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Witness their hands and seals.

Witness as to All

Theodore B. Passyn
by his Attorney in Fact (SEAL)
THEODORE B. PASSYN
By: Theodore B. Passyn, III
Julia Beall Passyn Attorney-in-Fact

By Theodore B. Passyn, III, her Attorney in Fact (SEAL)
JULIA BEALL PASSYN
By: Theodore B. Passyn, III
her Attorney-in-Fact

(SEAL)
THEODORE B. PASSYN, III

(SEAL)
THEODORE B. PASSYN, III,
Attorney-in-Fact for Theodore B. Passyn
and Julia Beall Passyn

STATE OF MARYLAND
County of Prince George's, TO WIT;

On this 16th day of April, 1999, before me, the undersigned, did personally appear THEODORE B. PASSYN, III, individually and as Attorney-in-Fact, known to me (or satisfactorily proven) to be the persons whose names is/are subscribed to the within instrument and did acknowledged that they executed the same for the purposes therein contained.

My Commission Expires: 11-1-00

NOTARY PUBLIC

LIBER 0927 FOLIO 612

Transe Title Services, Inc., 5827 Allentown Way, Camp Springs, MD 20748

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 927 p.0612 MSA_CE_91_864. Date available 1/2/2004. Printed 4/23/2026.

This is to certify that the within instrument was prepared by or under the supervision of Stephen J. Troese, an attorney admitted to practice before the Court of Appeals of Maryland.

Stephen J. Troese

CASE # 35299

REMIT TO: JEFFREY D. FARR and LYNN M. FARR
29700 STANDISH STREET
EASTON, MD 21601

PREPARED BY: TROESE TITLE SERVICES, INC.
5827 ALLENTOWN WAY
CAMP SPRINGS, MARYLAND 20748

CERTIFICATION IS MADE THAT ALL TAXES DUE ON THE PROPERTY INDICATED IN THIS DEED HAVE BEEN PAID.
FINANCE OFFICER OF TALBOT COUNTY
R. ANDREW HOLLIS, FIN. OFFICER CO
DATE 4/21/99CO

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN HAS BEEN TRANSFERRED ON THE ASSESSMENT RECORDS OF TALBOT COUNTY
DAVID H. ENGO
SUPERVISOR OF ASSESSMENTS
BY R. ANDREW HOLLIS, FIN. OFFICER CO
4/21/99CO

LIBER0927 FOLIO613

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 927 p.0613 MSA_CE_91_864. Date available 1/2/2004. Printed 4/23/2026.

AFFIDAVIT OF GRANTEE(S) AS FIRST-TIME MARYLAND HOMEBUYER(S)

PURSUANT TO THE PROVISIONS OF ARTICLE-TAX PROPERTY SECTION 13-203 (b), THE UNDERSIGNED EACH STATE UNDER OATH AS FOLLOWS:

1. That each of the undersigned is a Grantee of residentially improved real property described in the Deed herein.

2. Each of the undersigned is:

(a) A first-time Maryland home buyer, defined as an individual who has never owned in the State residential real property that has been the individual's principal place of residence, who will occupy the property as Grantee's principal residence; or

(b) A co-maker or guarantor of the purchase money mortgage or purchase money deed of trust on the property who will not occupy the property as Grantee's principal residence.

Jeffrey D. Farr
JEFFREY D. FARR Grantee

Lynn M. Farr
LYNN M. FARR Grantee

SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of Maryland, County of Charles, this 16th day of April, 1999.

NOTARY PUBLIC

Lisa D. Gentz
Notary Public
My Commission Expires: 11-1-00

LIBER0927 FOLIO614

CHARLES COUNTY CIRCUIT COURT (Land Records) MAS 927 p 0614 MSA CE_91_864. Date available 1/2/2004. Printed 4/23/2026.

35299

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Talbot County

Information provided is for use of the Clerk's Office, State Department of Assessments and Taxation and County Finance Office only.

(Type or Print in Black Ink Only–All Copies Must Be Legible)

ASSIGNMENT

1 Type(s) of Instruments (☐ Check Box if Addendum Intake Form is Attached)

☒ Deed ☐ Mortgage ☒ Other ☒ Other

☒ Deed of Trust ☐ Lease

2 Conveyance Type Check Box: ☐ Improved Sale Arms-Length[1] ☐ Unimproved Sale Arms-Length[2] ☐ Multiple Accounts Arms-Length[3] ☐ Not an Arms-Length Sale[9]

3 Tax Exempt (If Applicable) Cite or Explain Authority:

Recordation:

State Transfer:

County Transfer:

4 Consideration And Tax Calculations

Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$ 138,411.00	Transfer Tax Consideration	$
Any New Mortgage	$ 141,189.00	X ( )% =	$
Balance of Existing Mortgage	$	Less Exemption Amount -	$
Other:	$	Total Transfer Tax =	$
Other:	$	Recordation Tax Consideration	$
		X ( ) per $500 =	$
Full Cash Value	$	TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	
Recording Charge	$ 20.00	$ 20.00	Agent:
Surcharge	$ 5.00	$ 5.00	Tax Bill:
State Recordation Tax	$ 914.10	$ 19.80	
State Transfer Tax	$ 346.03	$ 0	C.B. Credit
County Transfer Tax	$ 1,384.11	$ 0	
Other	$ 0	$ 0	Ag. Tax/Other:
Total Fees	$ 2,669.24	$ 44.80	

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var.LOG (5)
1ST	069102				

Subdivision Name	Lot(3a)	Block(3b)	Sect/Ar(3c)	Plat Ref.	Sq.Ft./Acreage(4)
MATTHEWSTOWN RUN	LOT 04, PHASE III				

Location/Address of Property Being Conveyed (2)

29700 STANDISH STREET, EASTON, MD 21601

Other Property Identifiers (If applicable) | Water Meter Account No.

Residential ☐ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☐ Amount:

Partial Conveyance? [ ] Yes [ ] No Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
THEODORE B. PASSYN	JEFFREY D. FARR
JULIA BEALL PASSYN	LYNN M. FARR
Doc. 1 - Owner(s) of Record, if different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
JEFFREY D. FARR	David E. Waters and Anthony B. Olmert, Sr., First Home Mo
LYNN M. FARR	

New Owner's (Grantee) Mailing Address

29700 STANDISH STREET, EASTON, MD 21601

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: STEPHANIE TRUETT

Firm: TROESE TITLE SERVICES, INC.

Address: 5827 ALLENTOWN WAY

CAMP SPRINGS, MD 20748

Phone: 301-449-3600

☐ Return to Contact Person

☐ Hold for Pickup

☐ Return Address Provide

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

☐ Yes ☐ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☐ No Does transfer include personal property? If yes, identify: _____

☐ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Trans. Process Verification

Transfer Number: Date Received: Deed Reference Assigned Property No.

	19	19	Geo.	Map	Sub	Block
Year			Zoning	Grid	Plat	Lot
Land			Use	Parcel	Section	Occ.Cd.
Buildings			Town Cd.	Ex. St.	Ex. Cd.	
Total						

Remarks:

LIBER 0927 FOLIO 15

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 927 p.0615 MSA_CE_91_864 Date available 1/2/2004. Printed 4/23/2026

RECEIPT

TOWN OF EASTON

Planning & Zoning Department

14 South Harrison Street
Easton, Maryland 21601

APPLICATION #	DATE
2026 - 1719	4/30/2026
PROJECT ID	**RECEIPT #**
V 26 - 04	

TO:

Lynn Farr
29700 Standish Street
Easton, Maryland 21601

RE: Application 2026 - 1719 / V 26 - 04

29700 Standish Street
Tax Map 0035, Grid 0001, Parcel 0120, Lot 104
Easton, Maryland 21601

Date	Description	Transaction	Amount
04/30/2026	BOARD OF ZONING APPEALS - VARIANCE	*PZ - PAYMENTS*	250.00
		CSTP - SERVICE FEE	6.25
			-
			-
			-
			-
			-
			-
			-
			-
Thank you!		**TOTAL**	**$256.25**

Paid in full. Thank you!

If you have any questions about this receipt, please contact
Samantha N. Smith, Administrative Specialist (410) 822-1943, ssmith@eastonmd.gov

TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

May 1, 2026

Lynn Farr
29700 Standish Street
Easton, Maryland 21601

Re: BOZA Application V - 1719 / V 26 - 04
29700 Standish Street
Tax Map 0035, Grid 0001, Parcel 0120, Lot 104
Easton, Maryland 21601

Mrs. Farr,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, May 19, 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

TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

May 4, 2026

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, May 19, 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 - 1719 / V 26 - 04 has been filed by Lynn Farr (Owner), pursuant to Section 28-1303.5.C of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Variance 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. The property is located at 29700 Standish Street, Easton, Maryland, also known as Tax Map 0035, Grid 0001, Parcel 0120, Lot 104, and is situated in the R-10A – Residential District. The property is owned by Jeffrey and Lynn Farr.

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

Subject property posting pursuant to
Section 28-1303.5.B.3 of the Town of Easton Zoning Code
May 1, 2026

APG Media of Chesapeake, LLC

29088 Airpark Drive
Easton, MD 21601

05/04/26
3103986

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 - 1719 / V 26 - 04...**" was published in the:**

The Star Democrat 05/02/26

NOTICE

Notice is hereby given that Application V - 1719 / V 26 - 04 has been filed by Lynn Farr (Owner), pursuant to Section 28-1303.5.C of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Variance 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 a variance to construct a new one-story addition. The property is located at 29700 Standish Street, Easton, Maryland, also known as Tax Map 0035, Grid 0001, Parcel 0120, Lot 104, and is situated in the R-10A – Residential District. The property is owned by Jeffrey and Lynn Farr.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, May 19, 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

3103986 SD 5/2/2026

Orestes Baez
President & Publisher

THE STAR DEMOCRAT - ONE TIME - SATURDAY, MAY 2, 2026

NOTICE

Notice is hereby given that Application V - 1719 / V 26 - 04 has been filed by Lynn Farr (Owner), pursuant to Section 28-1303.5.C of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Variance 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 a variance to construct a new one-story addition. The property is located at 29700 Standish Street, Easton, Maryland, also known as Tax Map 0035, Grid 0001, Parcel 0120, Lot 104, and is situated in the R-10A – Residential District. The property is owned by Jeffrey and Lynn Farr.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, May 19, 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 date of hearing.