



Board of Zoning Appeals MEETING AGENDA

Tuesday, June 16, 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 May 19, 2026 meeting.

3. Oath to Testify

4. Applications

- a. **Application Number:** SE - 1739 / SE 26 - 05
Applicant: Bill Wieland
on behalf of Elliott Equipment Co. Inc.
Location: 327 N. Aurora Street (Bldgs 2 & 5)
Tax Map 0103, Grid 00EA, Parcel 0553
Zoning District: CB
Request: Special Exception request pursuant to Section 28-1303.5. B of the Town of Easton Zoning Ordinance, use (2) 203 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Automotive Repair Garage* in the CB - Central Business zoning district.

- b. **Application Number:** SE - 1740 / SE 26 - 06
Applicant: Lynn Farr
Location: 29700 Standish Street
Tax Map 0035, Grid 0001, Parcel 0120, Lot 104
Zoning District: R-10A
Request: Special Exception request pursuant to Section 28-1303.5. B of the Town of Easton Zoning Ordinance, use (2) 212

in Table 2.1 of Section 28-201 of the Ordinance to be utilized as a Day Care, Small Group* in the R-10A zoning district.

5. Adjournment



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

Tuesday, December 16, 2025 at 9:00 a.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:
[Town of Easton Agendas and Minutes](http://eastonmd.gov)
[\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Board Members:

Meredith Girard, Esq., Vice Chairperson
Paul Weber

Absent:

Board Members:

Gary Molchan, Chairperson
Zakary A. Krebeck, Alternate

Staff:

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

Staff:

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

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

2. Decision Summary Review —

**Board Member Weber moved to approve the October 21, 2025 Decision Summary.
Vice Chairperson Girard seconded the motion.**

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

55 **3. Oath to Testify** — Vice Chairperson Girard called for all witnesses to declare and
56 affirm under penalty of perjury that he or she solemnly swear to testify truthfully before
57 the Board.
58

59
60 **4. Applications** —
61

- 62 **a. File No.:** SE - 1602 / SE 25 - 13
63 **Applicant:** Investment Property Preservation, LLC
64 **Location:** 8342 Ocean Gateway, Easton, MD 21601
65 Tax Map 0103, Grid 00EA, Parcel 2954
66 **Zoning:** CG
67 **Request:** The Applicant is requesting a Special Exception pursuant to
68 Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (2) 203
69 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Automotive
70 Repair Garage* in the CG - Commercial General zoning district. The proposed
71 automotive repair garage will primarily provide general vehicle maintenance and
72 tire installation and repair services.
73

74 **Staff Presentation:**
75 Nicholas Johnson AICP, Planner
76

77 **Applicant Presentation:**
78 Victoria Beckner, Investment Property Preservation LLC
79

80 **Public Comment** — None
81 **Public Comment Written** — None
82

83 **Board Member Weber moved to approve the Special Exception request subject to**
84 **the following conditions:**
85

- 86 **1. All storage of vehicles shall be on-site within the designated area depicted on**
87 **the plans. No vehicles may be stored within any public right-of-way.**
88
89 **2. The Applicant shall obtain a Certificate of Occupancy for the proposed use**
90 **within two (2) years from the date the Special Exception is granted.**
91

92 **Vice Chairperson Girard seconded the motion.**
93

94 Vote 2 - 0 - 0 - 1
95 FOR: 2 - Girard, Weber
96 AGAINST: 0
97 ABSTAIN: 0
98 ABSENT: 1 - Molchan
99

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

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

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

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

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

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

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

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

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

147 ABSTAIN: 0
148 ABSENT: 1 - Molchan
149

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

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



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

Tuesday, May 19, 2026 at 9:00 a.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

[Town of Easton Agendas and Minutes](http://eastonmd.gov)
 [\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Board Members:

- 18 Gary Molchan, Chairperson
- 19 Meredith Girard, Esq., Vice Chairperson
- 20 Zakary A. Krebeck, Alternate

Absent:

Board Members:

- 24 Paul Weber

Staff:

- 27 Miguel Salinas, Planning and Zoning Director

Staff:

- 29 Lynn B. Thomas AICP, Town Planner -
- 30 Long Range
- 31 Joseph Mayer, Plan Reviewer
- 32 Nicholas Johnson AICP, Town Planner -
- 33 Current
- 34 Sharon Van Emburgh, Esq. Town Attorney
- 35 Aaron Cooper, Esq. Legal Associate
- 36 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 April 21, 2026 meeting —

Board Member Krebeck moved to approve the April 21, 2026 Decision Summary. Vice Chairperson Girard seconded the motion.

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

56 ABSTAIN: 0
57 ABSENT: 1 - Weber
58
59

60 **3. Oath to Testify** — Chairperson Molchan called for all witnesses to declare and affirm
61 under penalty of perjury that he or she solemnly swear to testify truthfully before the
62 Board.
63

64
65 **4. Applications** —
66

67 **a. File No.:** SE - 1636 / SE 26 - 02
68 **Applicant:** Sunrise Solar Inc.
69 **on behalf of Talbot County Board of Education**

70 **Location:** 12 Magnolia Street, Easton, MD 21601
71 Tax Map 0103, Grid 00EA, Parcel 0550, Lot 1

72 **Zoning:** R-10A

73 **Request:** The Applicant is requesting a Special Exception pursuant to
74 Section 28-1303.5.B of the Town of Easton Zoning Ordinance, use (6) 618 in
75 Table 2.1 of Section 28-201 of the Ordinance for the utilization of Solar Panels,
76 Array* in the R-10A Residential Zoning District. The Applicant is proposing to
77 add five (5) additional solar panel arrays to the existing 1,600 square foot solar
78 panel array. The proposed arrays will be surrounded by a six (6) foot security
79 fence located outside of the various private easements.
80

81 **Background:** On August 16, 2022, the Board of Zoning Appeals granted a
82 Special Exception for the installation of the existing 1,600 square foot Solar Panel
83 Array* (SE - 830 / SE 22 - 10).
84

85 **Staff Presentation:**

86 Nicholas Johnson AICP, Planner
87 Lynn B. Thomas AICP, Town Planner - Long Range
88 Sharon Van Emburgh, Esq. Town Attorney
89

90 **Applicant Presentation:**

91 Katie Jester, Sunrise Solar Inc.
92

93 **Public Comment** — None

94 **Public Comment Written** — None
95

96 **Chairperson Molchan moved to approve the Special Exception request subject to**
97 **the following condition:**
98

- 99 **1. The Applicant shall obtain a building permit for the proposed use within two**
100 **(2) years from the date the Special Exception is granted.**
101

102 **Vice Chairperson Girard seconded the motion.**

103
104 Vote 3 - 0 - 0 - 1
105 FOR: 3 - Molchan, Girard, Krebeck
106 AGAINST: 0
107 ABSTAIN: 0
108 ABSENT: 1 - Weber

109
110 **b. File No.: SE - 1684 / SE 26 - 04**

111 **Applicant: Rising Tides Yoga**

112 **Location:** 301 Bay Street Unit 202, Easton, MD 21601

113 Tax Map 0104, Grid 00EA, Parcel 0585

114 **Zoning:** CG

115 **Request:** The Applicant is requesting a Special Exception pursuant to
116 Section 28-1303.5.B of the Town of Easton Zoning Ordinance, use (4) 408 in
117 Table 2.1 of Section 28-201 of the Ordinance to be utilized as a Fitness
118 Center/Sports Training Facility/Health Spa/Figure Salon in the CG - Commercial
119 General Zoning District. The Applicant is seeking to operate a yoga studio and
120 other wellness classes in the CG Zoning District.

121
122 **Outstanding Issues:** Rising Tides Yoga and the affiliated surplus store have
123 occupied the property prior to the issuance of a Certificate of Occupancy
124 (application 2026-21453). The approval of the requested Special Exception would
125 be the first administrative action required to address this outstanding violation.

126
127 **Staff Presentation:**

128 Nicholas Johnson AICP, Planner

129
130 **Applicant Presentation:**

131 Ashley Smith, Rising Tides Yoga

132
133 **Public Comment:**

134 Ken Lentz

135 Robert Hyde, Property Manager of 301 Bay Street

136 Melissa Durman

137
138 **Public Comment Written:**

139 Christina Bowman MD, Bowman Psychiatry

140 Jonathan Ryan, 24 N. Aurora Street

141 Holly Smith

142
143 **Board Member Krebeck moved to approve the Special Exception request subject to**
144 **the following condition:**

- 145
146 **1. The Applicant shall obtain a Certificate of Occupancy for the proposed use**
147 **within one (1) year from the date the Special Exception is granted.**

148 **Vice Chairperson Girard seconded the motion.**

149
150 Vote 3 - 0 - 0 - 1
151 FOR: 3 - Molchan, Girard, Krebeck
152 AGAINST: 0
153 ABSTAIN: 0
154 ABSENT: 1 - Weber

155
156 **c. File No.: V - 1709 / V 26 - 02**

157 **Applicant: Delmarva Real Estate Management Group LLC**

158 **Location:** 8275 Ocean Gateway, Easton, MD 21601

159 Tax Map 0103, Grid 00EA, Parcel 2861

160 **Zoning:** CG

161 **Request:** The Applicant is requesting a Variance pursuant to Section 2-
162 1303.5 C of the Town of Easton Zoning Ordinance from Section 28-1101.7.A.1.c,
163 the maximum area of square footage for wall-mounted signage on any street
164 frontage. The Applicant is requesting approval for the installation of a second
165 circular “button” sign on the southern façade of the recently redeveloped fast-food
166 establishment (Zaxbys). The signage will be oriented toward the adjacent parking
167 lot.

168
169 **Background:** On March 20, 2026 the Town of Easton Planning Commission
170 (Commission) granted a supplemental waiver from the minimum landscape and
171 bufferyard requirements of Section 28-1014.6.E.1 and Section 28-1014.7.E.2.a&b
172 of the Zoning Ordinance. The Commission subsequently granted architectural
173 approval of the building on April 17, 2025 (application 2025 - 1391).

174
175 **Staff Presentation:**

176 Nicholas Johnson AICP, Planner

177
178 **Applicant Presentation:**

179 Curtis Snyder, Esq., Delmarva Real Estate Management Group, LLC

180
181 **Public Comment** — None

182 **Public Comment Written** — None

183
184 **Chairperson Molchan moved to approve the Variance request as submitted. Board**
185 **Member Krebeck seconded the motion.**

186
187 Vote 3 - 0 - 0 - 1
188 FOR: 3 - Molchan, Girard, Krebeck
189 AGAINST: 0
190 ABSTAIN: 0
191 ABSENT: 1 - Weber

192
193 **d. File No.: V - 1717 / V 26 - 03**

194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239

Applicant: Callahan Signs
on behalf of Raymond James Wealth Management

Location: 404 Marvel Court, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2992D, Lot 5

Zoning: CG

Request: The Applicant is requesting a Variance 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 that will be located six (6) feet from the property line, and does not meet the minimum landscaped base requirement.

Background: There is a ten (10) foot wide utility easement running around the perimeter of the property which may contain active utilities. Easton Utilities has provided a letter authorizing the proposed construction within their easement subject to conditions.

Staff Presentation:
Nicholas Johnson AICP, Planner

Applicant Presentation:
John Callahan, Callahan Signs

Public Comment — None
Public Comment Written — None

Board Member Krebeck moved to approve the Variance request subject to the following conditions:

- 1. Prior to the installation of the sign, the contractor shall contact Miss Utility for a location of the existing utilities.**
- 2. The sign posts shall not be placed within five (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 six (6) feet from any property line.**

Vice Chairperson Girard seconded the motion.

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

e. File No.: V - 1719 / V 26 - 04

240 **Applicant:** **Lynn Farr**
241 **Location:** 29700 Standish Street, Easton, MD 21601
242 Tax Map 0035, Grid 0001, Parcel 0120, Lot 104
243 **Zoning:** R-10A
244 **Request:** The Applicant is requesting a Variance pursuant to Section 2-
245 1303.5 C of the Town of Easton Zoning Ordinance from Section 28-303.2.C.2,
246 the minimum thirty (30) foot rear setback for all uses and structures in the R-10A
247 – Residential District. The Applicant is seeking to construct a new one-story
248 addition and a rear deck.

249
250 **Outstanding Issues:** On March 13, 2000, a Family Day Care Facility was
251 approved to operate from this property with a maximum capacity of eight (8)
252 children. The current day care facility that is operating exceeds the scope of a
253 family day care with a maximum of twelve (12) children, and is defined as a Day
254 Care, Small Group*. The Day Care, Small Group* use is permitted via Special
255 Exception in the R-10A – Residential District. While the State of Maryland
256 generally requires a Zoning Verification letter prior to the issuance of a license,
257 there is no record of the Town providing such a verification letter, or granting a
258 Special Exception.

259
260 **Staff Presentation:**
261 Nicholas Johnson AICP, Planner
262 Lynn B. Thomas AICP, Town Planner - Long Range
263 Sharon Van Emburgh, Esq. Town Attorney

264
265 **Applicant Presentation:**
266 Lynn and Jeffrey Farr

267
268 **Public Comment —** None

269
270 **Public Comment Written:**
271 Martin Mullaney, 29686 Wye Oak Street
272 Ron and Theresa Vener, 29673 Standish Street
273 Jennie Dickerson, 29730 Standish Street
274 Jennifer Kaminskas, 29692 Standish Street
275 Kelly Bonnette, 29701 Standish Street

276
277 **Chairperson Molchan moved to approve the Variance request subject to the**
278 **following condition:**

- 279
280 **1. The Applicant shall file a Special Exception application pursuant to Section**
281 **28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain**
282 **a Special Exception for use (2) 212 in Table 2.1 of Section 28-201 of the**
283 **Ordinance for the operation of a Day Care, Small Group* in the R-10A –**
284 **Residential Zoning District within 60 days from the date the Variance is**

285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300

granted (July 18, 2026).

Vice Chairperson Girard seconded the motion.

<u>Vote</u>	<u>3 - 0 - 0 - 1</u>
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 10:15 a.m.



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

EXHIBIT SUMMARY
for 327 N. AURORA STREET
SE - 1739 / SE 26 - 05
2026 - 06 - 16

Applicant notified of hearing date: Email: 2026-05-29 – 18 days

Exhibit A: P&Z Staff Report: 2026-06-09 – 7 days

Exhibit B: Application

Application: 2026-05-19 – 28 days
Special Exception Application SE - 1739
Special Exception Narrative and SE Findings of Fact
Site Exhibits
Floor Plan
Photo Exhibits
May 18, 2026 Owner Authorization Email
April 1983 Recorded Deed

Proof of Payment: 2026-05-19 – 28 days

Exhibit C: Public Notices

Applicant Hearing Letter: 2026-05-29 – 18 days

400' Notices Distributed: 2026-06-01 – 15 days

Picture of Property Sign Posting: 2026-06-01 – 15 days

Star Democrat Legal Advertisement: 2026-05-30 – 17 days
Star Democrat Proof
Certificate of Publication

4a

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

SUBJECT: SPECIAL EXCEPTION 1739

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: Bill Wieland on behalf of Elliott Equipment Company Inc.

PURPOSE: The applicant is seeking a special exception to permit the expansion of an existing automotive repair garage on a property located in the Central Business (CB) Zoning District.

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

APPLICATION INFORMATION:	
APPLICANT: Elliott Equipment Company Inc.	REPRESENTATIVE: Bill Wieland
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 103, Grid 00EA, Parcel 553	4.11
ACCEPTANCE DATE: May 19, 2026	LOCATION: 327 N Aurora Street
EXISTING ZONING CB	EXISTING LAND USE: Commercial

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

CONTEXT:

Location/Site Access – The subject property is a corner lot with frontage along N. Aurora Street, which is best classified as a commercial urban street, and Magnolia Street which is best classified as a residential street. Uncontrolled vehicular access to the property is provided along the N. Aurora Street and Magnolia Street frontages. There is no public sidewalk on or adjacent to the site.

Existing Conditions – The property is currently developed with five (5) separate commercial structures. The structure located in the south-east corner of the property is occupied by the existing automotive repair garage. In 2018 when the current tenant was issued a certificate of occupancy, it was determined that this was a continuation of an existing use that was permitted by special exception in what was at the time the Commercial General (CG) Zoning District. The large building fronting N Aurora Street is currently occupied by a contractor’s office with no outside storage. The entirety of the site is covered in impervious surface consisting of paved and gravel parking areas, the five main structures, one small outbuilding, and a large non-conforming freestanding sign.



Figure 1: Site Overview

Background – The subject property was historically utilized as an automotive repair and sales facility specializing in large trucks (Elliott Wilson Trucks). In 2018, a Certificate of Occupancy was issued for Miles Automotive; at that time, it was determined that a special exception was not required because the operation represented a lawful continuation of the historical use. Subsequently, a second automotive repair garage (Integrated Collision and Truck Specialists) was issued a Certificate of Occupancy in 2021 and operated on the site until 2024.

In 2021, as part of a comprehensive rezoning, the zoning designation for the subject property and surrounding commercial parcels was changed from Commercial General (CG) to Central Business (CB). Under the CB district regulations, automotive repair garages were a prohibited use. However, following a text amendment passed by the Town Council in 2026 (Ordinance 850), automotive repair garages are now permitted through the special exception process.

Surrounding Properties –

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

e. The applicant shall design and site buildings to screen from public view unsightly site elements such as shipping and loading areas, car storage areas, dumpsters, etc.

f. No vehicular entrance or exit to such a facility shall be located within one-hundred (100) feet of any intersection.

g. Any facility which repairs or services automobiles shall provide an area for the long-term storage of vehicles. The area to be provided shall be at least 800 square feet for each service area or bay in the facility. Such an area shall be for the storage of vehicles only and therefore shall not be subject to any of the dimensional requirements for parking areas.

h. The maximum fence height in front yards may be exceeded for this use if necessary to better screen or secure vehicles placed in the long-term storage area associated with the use. In such instances, the maximum permitted height shall be six (6) feet

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 that would affect the property’s conformance with the CB Zoning District. Staff has drafted a recommended condition of approval regarding the long-term storage of vehicles and the accumulation of junk or scrap based on the supplemental standards specific to this use.

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

Analysis – The subject property has historically been used in a similar manner with no documented effects on the health, safety, and general welfare of the area’s residents. There is no indication that the proposed use will have additional impacts beyond the historic use of this property.

c. The proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area or the proposed special exceptions;

Analysis – The proposed use will not generate significantly greater impacts on public facilities than the uses that have historically existed on this property.

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 site contains more than adequate space for the storage of vehicles and customer parking as the site is almost entirely covered in impervious surface. The amount of traffic generated by the proposed use will be similar to the uses that have historically existed on this site. The Board may consider a condition of approval that limits the storage of vehicles to the fenced in portion of the property. Such a condition would ensure that vehicles are not stored in

locations that could interfere with the egress and ingress of customers or impact visibility at the intersection.

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 – There is no indication that the proposed use will generate any additional smoke, odor, or noise beyond what is typically associated with an automotive repair garage. This site has historically and presently been used for the repair of large trucks as well as cars with no documented issues.

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

Analysis – The established character of this area has been slowly changing from one dominated by commercial and industrial uses to include more residential uses. The comprehensive zoning update in 2021 opened the door for a number of new residential uses to come into the area. A 16-unit apartment project was recently approved at 350 N Washington Street and a new duplex was constructed at 305 N Aurora Street. However, this particular area still maintains a number of commercial uses including the existing automotive repair garage. The zoning text amendment passed through Ordinance 850 was specifically formulated to allow for the expansion of existing automotive repair garages in the CB District.

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 still designates this property as appropriate for commercial uses.

RECOMMENDED CONDITIONS:

1. The applicant shall obtain a certificate of occupancy for the proposed use within two (2) years from the date the special exception is granted.
2. Prior to the issuance of any permits for the automotive repair garage use, the applicant shall submit a Vehicle Storage Plan for review and approval by the Planning and Zoning Department. The Vehicle Storage Plan shall depict the fenced enclosure and shall identify the designated areas within the enclosure for the storage of all vehicles associated with the garage operation, including vehicles awaiting repair, vehicles undergoing repair, completed vehicles

awaiting customer pickup, and any inoperable or salvage vehicles. All vehicle storage shall be confined exclusively to the areas designated on the approved Vehicle Storage Plan.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Special Exception 1739 with staff's recommended condition.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1739 based on the following findings...

OR

3. I move an alternate motion.



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

RECEIVED
 MAY 19 2026
 TOWN OF EASTON

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

VARIANCE APPEAL SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	327 North Aurora Street				
TAX MAP	103	EA GRID	PARCEL	553	LOT 4.11
DEED REFERENCE	LIBER	573	FOLIO	0517	
PLAT REFERENCE	LIBER		FOLIO		
EXISTING USE	Automotive				
ZONING DISTRICT	BC				

HISTORIC DISTRICT Y N Planned Redevelopment District Y N

OWNER

NAME	Elliott Equipment Co., Inc				
MAILING ADDRESS	PO Box 371 St Michaels, MD 21663				
TELEPHONE NO.	[REDACTED]		EMAIL	[REDACTED]	

APPLICANT OR AGENT

NAME	Bill Wickland				
MAILING ADDRESS	607 Windmill Rd. Easton MD				
TELEPHONE NO.	[REDACTED]		EMAIL	[REDACTED]	

Surveyor / Engineer

NAME					
License Number and Expiration					
MAILING ADDRESS					
TELEPHONE NO.			EMAIL		

REQUEST DETAILS

SUBJECT TO PREVIOUS BOZA APPLICATION Y N

ZONING ORDINANCE SECTION

INCLUDE ALL REQUIRED ITEMS FROM THE APPLICABLE CHECKLIST

A NY MODIFICATIONS DURING REVIEW SHALL WARRANT AN UPDATED APPLICATION.
I DO HEREBY SOLEMNLY DECLARE AND AFFIRM THAT THE INFORMATION PROVIDED BY THIS APPLICATION AND THE DOCUMENTS ATTACHED HERETO ACCURATELY REPRESENT THE CONDITIONS OF THE REQUEST AND THAT SUBMISSION OF AN INCOMPLETE APPLICATION WILL BE RETURNED FOR CORRECTION PRIOR TO PROCESSING.

2/18/2026

I am asking for permission to continue to utilize the property and buildings for automotive and vehicle repairs and storage consistent with the current application which has been grandfathered.

The property has been a truck and automobile facility for 80 to 90 years. The previous zoning was General Commercial but was altered to Business Commercial.

The parcel is 4.11 acres and offers a fence around the entire property with a gate to control access. It is secured at the end of the day. Exterior storage occurs due to the delivery of parts and time to make repairs however with roughly 33 thousand square feet under roof tenants strive to keep things inside of the buildings.

We will continue to utilize the property similar to the current use.

5/18/2026

I believe that this Special Exception should be granted for the following reasons:

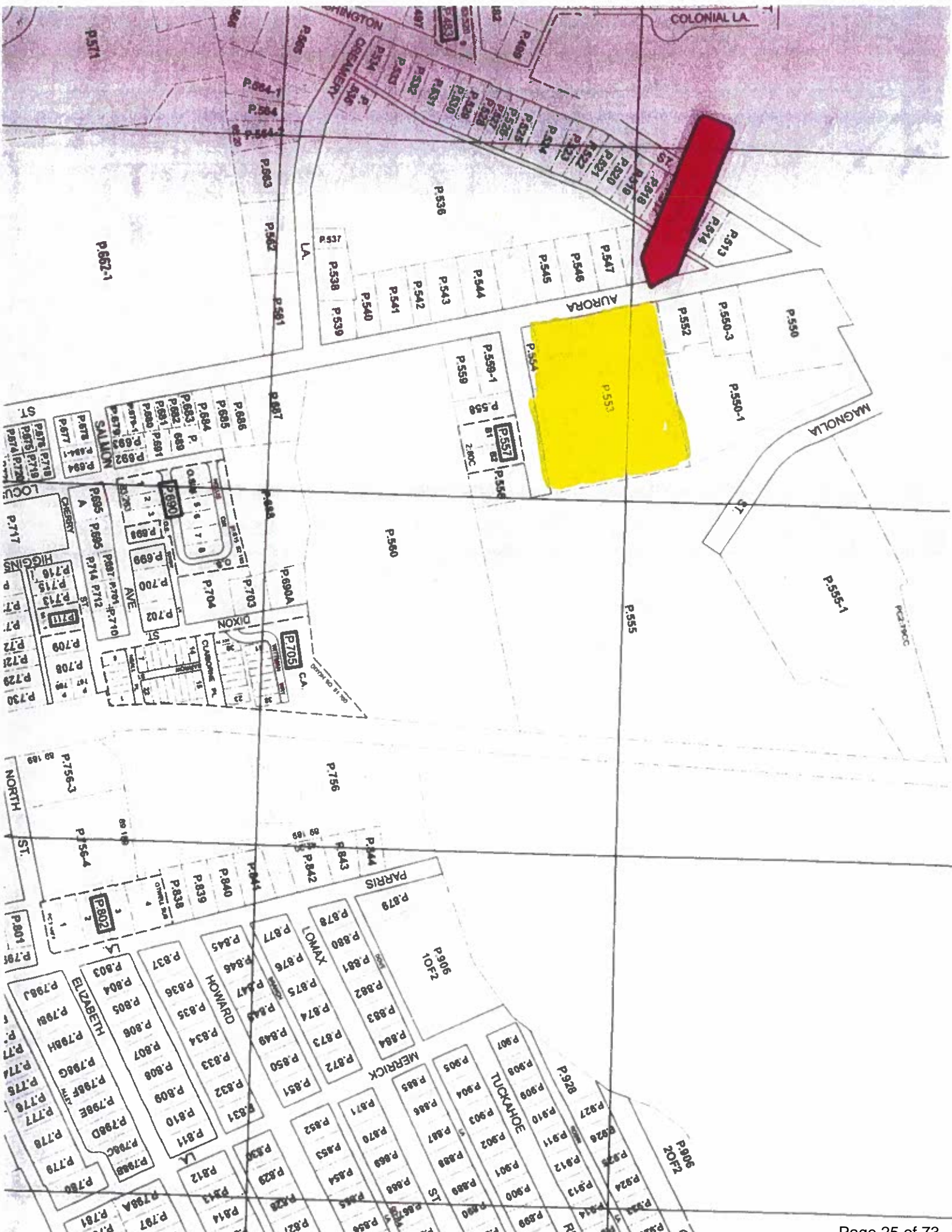
The current and past use of the property has been consistent and has never generated a complaint from any of the neighbors or Town residents. Its use will not adversely affect any adjacent property values as the property is screened from the public with buildings and a fence around the entire parcel. There is one access point to the Town street and that offers excellent visibility and access to Aurora Street so it is safe. Repairs are made internally in all buildings so there is no increase in noise and with the fence the public is screened from any activity.

There will be cars and trucks parked in the rear of the property and on the sides but that storage will be on a temporary basis.

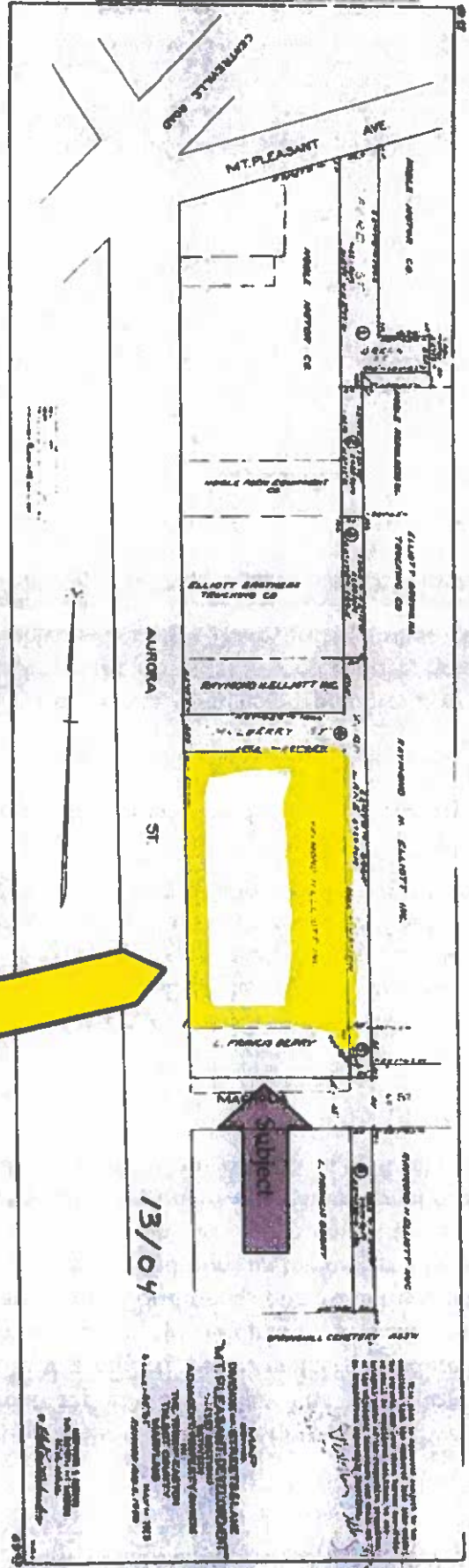
Parking is not designated due to the temporary nature of the business however with 4.11 total acres and the rear of the property facing trees and brush there is more than adequate parking on site that is well screened from the general public.

I believe that the intended and current use are an asset to the Town in meetings a need. The property is well cared for and will continue to be so.

WE Wickland, Property Manager



PLAT

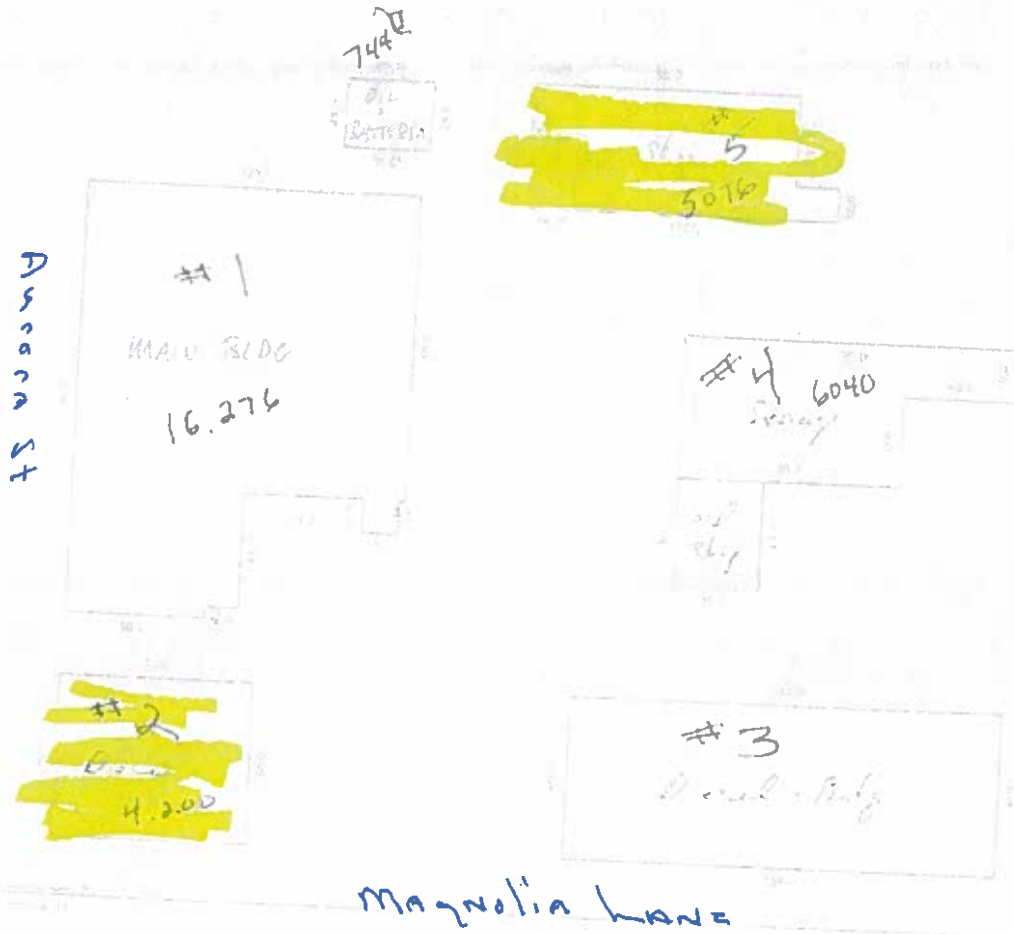


13/04

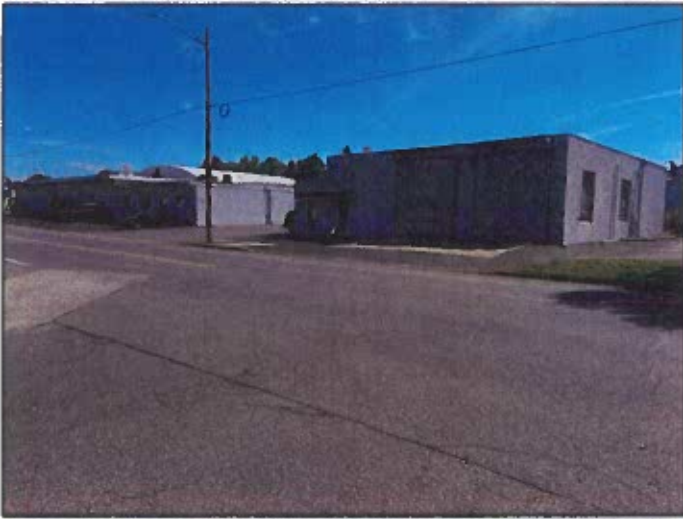
MAP
 SHOWING - GROUND ELEVATION
 MT. PLEASANT DISTRICT
 ADVANCED SURVEYING SYSTEMS
 THE TOWN OF AURORA
 13/04/04
 AURORA, ILLINOIS

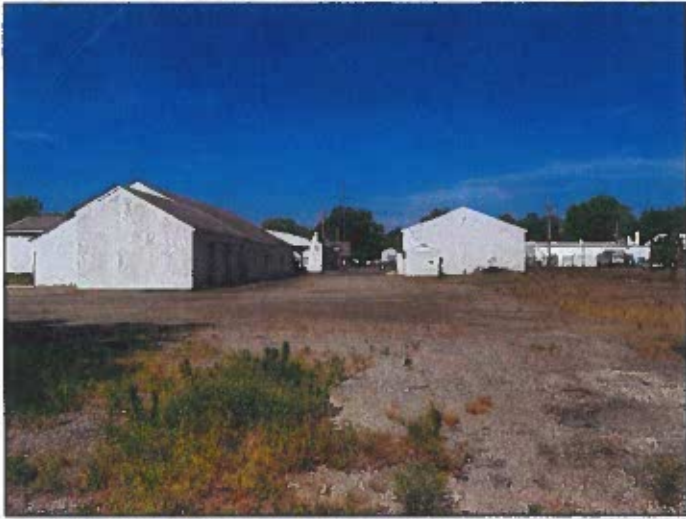


FLOOR PLANS

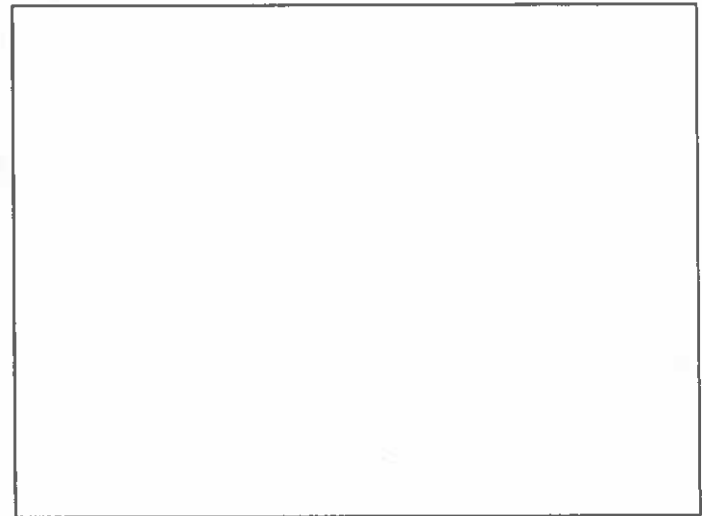
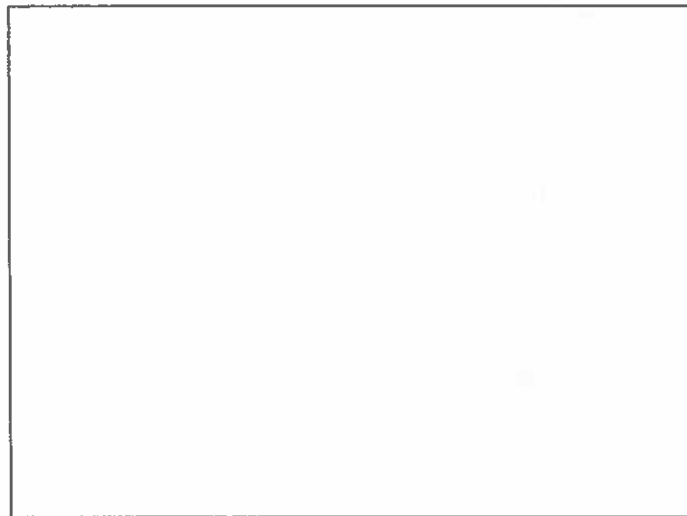
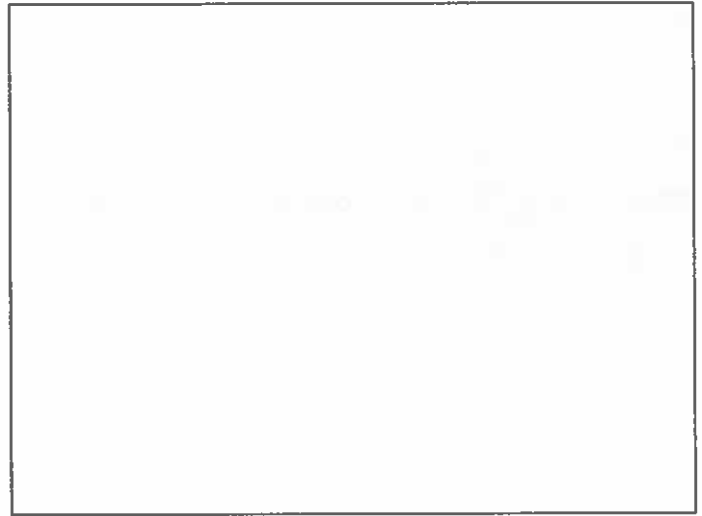
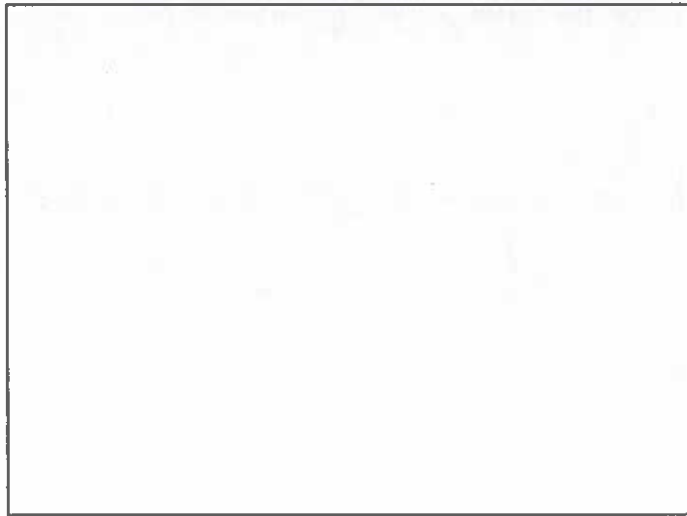
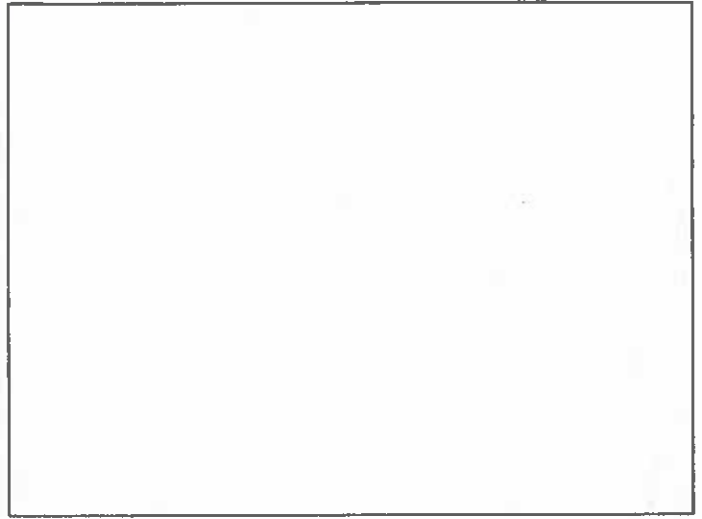


AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN		
Code	Description	Size	Unit	Description	Subtotal	
1001	Main Building	16,276	Sq. Ft.	...	16,276	
1002	
1003	
1004	
1005	
1006	
1007	
1008	
1009	
1010	
1011	
1012	
1013	
1014	
1015	
1016	
1017	
1018	
1019	
1020	
1021	
1022	
1023	
1024	
1025	
1026	
1027	
1028	
1029	
1030	
1031	
1032	
1033	
1034	
1035	
1036	
1037	
1038	
1039	
1040	
1041	
1042	
1043	
1044	
1045	
1046	
1047	
1048	
1049	
1050	
1051	
1052	
1053	
1054	
1055	
1056	
1057	
1058	
1059	
1060	
1061	
1062	
1063	
1064	
1065	
1066	
1067	
1068	
1069	
1070	
1071	
1072	
1073	
1074	
1075	
1076	
1077	
1078	
1079	
1080	
1081	
1082	
1083	
1084	
1085	
1086	
1087	
1088	
1089	
1090	
1091	
1092	
1093	
1094	
1095	
1096	
1097	
1098	
1099	
1100	





Additional photos



Additional photos

SPECIAL EXCEPTION AUTHORIZATION

1 message

Jane Wilson [REDACTED]

Mon, May 18, 2026 at 2:59 PM

To: Bill Wieland [REDACTED]

This email authorizes our Property Manager, Bill Wieland, to apply for a Special Exception for our property located at [327 N. Aurora Street](#), Easton, Maryland with the Town of Easton.

Sincerely,

ELLIOTT EQUIPMENT CO., INC.

by: Jane B. Wilson, Vice President

Elliott Equipment Co., Inc.
(Mailing address: P.O. Box 371, St Michaels, MD 21663)
[REDACTED]

5 19 83

Easton, Md. 21601

Examined and returned to Goldsborough, Franch & Collett 111 N. West St.

TITLE NOT EXAMINED

Time 3:10 P.M.
APR 29-83 # 22073 ***3,504.00
APR 29-83 A 22073C ***2,100.00
APR 29-83 A 22072C ***1,386.00
APR 29-83 A 22071C ***18.00

THIS DEED, Made this 9th day of April, in the year nineteen hundred and eighty-three, by DELMARVA ENTERPRISES, INC., a body corporate of the State of Maryland.

WITNESSETH: That for and in consideration of the sum of Four Hundred Twenty Thousand Dollars (\$420,000.00), including the amount of any mortgage or deed of trust given or assumed by the grantee herein, the receipt of which being hereby acknowledged, the said Delmarva Enterprises, Inc., a body corporate as aforesaid, does hereby grant and convey unto ELLIOTT EQUIPMENT CO., INC., a body corporate of the State of Maryland, its successors or assigns, in fee simple, all the following described property, to wit:

ALL these lots or parcels of ground, being a part of the farm known as "Mt. Pleasant", located near the Northern limits of the Town of Easton, Talbot County, Maryland, and described as follows, that is to say:

(1) ALL these twelve (12) lots situate, lying and being on the East side of Aurora Street and being lots numbers nine (9), ten (10), eleven (11), twelve (12), thirteen (13), fourteen (14), fifteen (15), sixteen (16), seventeen (17), eighteen (18), nineteen (19), and the Southerly twenty-one feet (21 ft.) of lot number twenty (20), as shown and designated on a Map or Plat entitled "Mt. Pleasant Development, First Section, Made by R.H. Blain, Surveyor, April 1940, Scale 60 ft. = inch", and duly of record among the Plat Record Books of Talbot County in Liber No. 1, folio 142; lots numbers nine (9) through sixteen (16) each having a frontage of twenty-five feet (25 ft.) on the East side of said Aurora Street; lots numbers seventeen (17), eighteen (18) and nineteen (19) each having a frontage of thirty feet (30 ft.) on the East side of said Aurora Street and said Southerly twenty-one feet (21 ft.) of lot number twenty (20) having a frontage of twenty-one feet (21 ft.) on the East side of said Aurora Street; all of said lots extending back Eastwardly for a depth of one hundred fifty feet (150 ft.) to an alley twenty feet (20 ft.) in width.

(2) Beginning at a point on the Easterly side-line of Aurora Street where the same is intersected by the Northerly side-line of Mulberry Street, as the same is shown upon a map of the 1st Section of Mt. Pleasant Development; thence (1) with the Northerly side-line of said Mulberry Street, North eighty-seven degrees, forty-five minutes East, one hundred fifty feet (N. 87° 45' E. 150 ft.) to the Westerly side-line of an alley or lane known as Ford Lane; thence (2) with said Lane, North two degrees, seventeen minutes West, fifty-one feet (N. 2° 17' W. 51 ft.); thence (3) crossing said Lane, North eighty-seven degrees, forty-three minutes East, twenty feet (N. 87° 43' E. 20 ft.) to lands now owned by Raymond H. Elliott, Inc.; thence (4) with said land, South two degrees, seventeen minutes East, three hundred forty-six feet (S. 2° 17' E. 346 ft.); thence (5) re-crossing the above mentioned alley or lane, South eighty-seven degrees, forty-three minutes West, twenty feet (S. 87° 43' W. 20 ft.) to a concrete monument or marker set at the North-easterly corner of a lot belonging to L. Francis Berry and wife; thence (6) with other lands belonging to Raymond H. Elliott, Inc., North two degrees, seventeen minutes West, two hundred sixty feet (N. 2° 17' W. 260 ft.); thence (7) with the same, South eighty-seven degrees, forty-five minutes West, one hundred fifty feet (S. 87° 45' W. 150 ft.) to the Easterly side-line of Aurora Street; thence (8) with the Easterly side-line of said Street, North two degrees, seventeen minutes West,

thirty-five feet (N. 2° 17' W. 35 ft.) to the place of beginning, containing six thousand nine hundred twenty square feet (6,920 sq. ft.).

The aforesaid parcel of land is more particularly shown as Parcel No. 4 on a plat made by Kastenhuber and Anderson, Civil Engineers and Surveyors, entitled, "MAP SHOWING DIVISION OF STREETS AND LANE MT. PLEASANT DEVELOPMENT (1st SECTION) BETWEEN ADJACENT PROPERTY OWNERS IN THE TOWN OF EASTON TALBOT COUNTY MARYLAND", SCALE, 50' to 1", which said plat is now recorded among the Plat Records of Talbot County in Liber No. 13, folio 4.

NOTE: The above described tracts or parcels of ground are subject to an easement or right of way as granted and given in a Deed of Easement from Raymond H. Elliott, Inc. to the Mayor and Council of Easton, dated October 28, 1963, and recorded among the Land Record Books of Talbot County in Liber No. 390, folio 118; also subject to the easements and right of way reserved unto the Mayor and Council of Easton as set forth in the Deed from the Noble Motor Company, et al., to John W. Noble, dated September 4, 1958, and recorded among the Land Record Books of Talbot County in Liber No. 355, folio 338.

(3) ALL and singular those pieces, parcels or tracts of land and premises situate, lying and being on the East side of North Aurora Street extended, near or adjacent to the Northern limits of the Town of Easton, Talbot County, Maryland, and described as follows, that is to say:

PARCEL NO. 1: Being that part of Mt. Pleasant lying North of the Cemetery Lot recorded in Liber No. 226, folio 454, East of Mt. Pleasant Development, First Section, recorded in Plat Record No. 1, folio 142, South of Mt. Pleasant Development, Fourth Section, recorded in Plat Record No. 1, folio 148; Mt. Pleasant Avenue and the tract sold to Parkway Apartments, recorded in Liber No. 258, folio 14 and West of the right of way of the P.B. and W. Railway. (All Libers and Plat Records being Land Records and Plat Records respectively of Talbot County).

BEGINNING for the tract at a marble post at the Northeast corner of the Cemetery Lot, on the West line of the railway right of way and running from thence with the North line of the cemetery lot, (1) South eighty-seven degrees, forty-five minutes West, nine hundred forty-three and eight-tenths feet (S. 87° 45' W. 943.8 ft.) to the East side of the alley on the East side of Mt. Pleasant Development, First Section; thence (2) with the East side of said Alley, North two degrees, seventeen minutes West, eight hundred eighty-six and nine-tenths feet (N. 2° 17' W. 886.9 ft.) to the South side of Green Street on the South side of Mt. Pleasant Development, Fourth Section; thence (3) with the South line of Green Street, North eighty-seven degrees, forty-three minutes East, two hundred feet (N. 87° 43' E. 200 ft.); thence (4) with the East end of Green Street and East side of Mt. Pleasant Development, Fourth Section, North two degrees, seventeen minutes West, two hundred sixty-four and two-tenths feet (N. 2° 17' W. 264.2 ft.) to the South side of Mt. Pleasant Avenue; thence (5) with the South line of Mt. Pleasant Avenue, North seventy-two degrees, two minutes East, five hundred twenty-seven and five-tenths feet (N. 72° 2' E. 527.5 ft.) to the beginning of the fifth line of the Parkway Apartments tract; thence (6) with the aforesaid fifth line, South seventeen degrees, fifty-eight minutes East, one hundred fifty feet (S. 17° 58' E. 150 ft.); thence (7) with the sixth line of the aforesaid tract, North eighty-seven degrees, forty-nine minutes East, five hundred eleven and one-tenth feet (N. 87° 49' E. 511.1 ft.) to the West side of the railway right of way; thence (8) with the West line of the aforesaid right of way, South thirteen degrees, seven minutes West, eleven hundred ninety-two feet (S. 13° 7' W. 1192 ft.) to the place of beginning; containing twenty-eight and seventy-eight one-hundredths acres (28.78 A.).

PARCEL NO. 2: ALL those six (6) Easternmost lots of Mt. Pleasant Development, Fourth Section, recorded in Plat Record No. 1, folio 148, with a width of one hundred forty-three and four-tenths feet (143.4 ft.) on Mt. Pleasant Avenue and running back on the East side two hundred twenty-nine

and two-tenths feet (229.2 ft.) and on the West side one hundred ninety and two-tenths feet (190.2 ft.) (Adjoining the tract shown on a plat recorded in Plat Record No. 1, folio 148) to Green Street with a width of one hundred thirty-eight feet (138 ft.) on Green Street; containing sixty-six one-hundredths of an acre (0.66 A.)

SAVE AND EXCEPT, THEREFROM, HOWEVER, those lots or parcels of ground conveyed by Raymond H. Elliott, Inc. by the following deeds:

1. To Howard C. Eley, dated December 30, 1944, and recorded in Liber No. 260, folio 254.
2. To The Springhill Cemetery Association, dated April 19, 1947, and recorded in Liber No. 272, folio 125.
3. To Elliott Brothers Trucking Company, Inc., dated January 15, 1952, and recorded in Liber No. 295, folio 39.
4. To Fields I. Hash and Ruth D. Hash, his wife, dated March 21, 1952, and recorded in Liber No. 295, folio 589.
5. To George W. Stayton and Lydia G. Stayton, his wife dated February 15, 1954, and recorded in Liber No. 311, folio 146.
6. To Elvin Rodman Wolff and Mary Ruth Wolff, his wife, dated March 15, 1956, and recorded in Liber No. 330, folio 46.
7. To Fields I. Hash and Ruth D. Hash, his wife, dated February 25, 1957, and recorded in Liber No. 337, folio 198.
8. To Board of Education of Talbot County, dated February 26, 1957, and recorded in Liber No. 337, folio 327.
9. To Raymond H. Elliott and Bessie P. Elliott, his wife, dated September 18, 1958, and recorded in Liber No. 349, folio 521.

ALSO SAVE AND EXCEPT from the above described property four parcels of land conveyed by Raymond H. Elliott by the following deeds:

1. To Harold Rodman Wolff and Joan Marie Wolff, his wife, dated October 26, 1964, and recorded in Liber No. 397, folio 605.
2. To Elliott Equipment Company, Incorporated, dated October 26, 1964, and recorded in Liber No. 397, folio 608.
3. To Harold Rodman Wolff and Joan Marie Wolff, his wife, dated July 12, 1966, and recorded in Liber No. 412, folio 687.
4. To Bessie P. Elliott, dated December 21, 1972, and recorded in Liber No. 469, folio 416.

BEING the same property conveyed unto the said Delmarva Enterprises, Inc. by deed from Raymond H. Elliott dated December 18, 1975, and recorded among the Land Records of Talbot County at Liber JTB No. 498, folio 285.

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 unto and to the proper use and benefit of the said Elliott Equipment Co., Inc., a body corporate body of the State of Maryland, its successors or assigns, in fee simple.

AND the said Delmarva Enterprises, Inc., a body corporate as aforesaid, 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 assurances of same as may be requisite.

AS WITNESS the hand and seal of said Grantor.



DELMARVA ENTERPRISES, INC.

By: George H. Wilson, Jr. (SEAL)
GEORGE H. WILSON, JR.
President

STATE OF MARYLAND, TALBOT COUNTY, to wit:

I HEREBY CERTIFY that on this 29th day of April, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared George H. Wilson, who acknowledged himself to be the President of the within named corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing in my presence, the name of the said corporation by himself as President.

AS WITNESS my hand and Notarial Seal.

Myra W. Williams
NOTARY PUBLIC
TALBOT COUNTY

My Commission Expires:
July 1, 1986

13B

CERTIFICATION IS MADE THAT ALL TAXES DUE ON THE PROPERTY INDICATED IN THIS DEED HAVE BEEN PAID.
FINANCE OFFICER OF TALBOT COUNTY
Blenda W. Armistead, Fin. Officer
DATE 4-29-83

IT IS TO BE NOTED THAT THE PROPERTY DESCRIBED HEREIN HAS BEEN TRANSFERRED ON THE ASSESSMENT RECORDS OF TALBOT COUNTY

4 HENRY V. TRIPPE, JR.
SUPERVISOR OF ASSESSMENTS
PER Red

TALBOT COUNTY CIRCUIT COURT (Land Records) JTB 573 p.0580 MSA_CE_91_510. Date available 8/1/2006. Printed 5/18/2026.



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

May 29, 2026

William Wieland
607 Windmill Road
Easton, Maryland 21601

Re: BOZA Application SE - 1739 / SE 26 - 05
327 N. Aurora Street
Tax Map 0103, Grid 00EA, Parcel 0053
Easton, Maryland 21601

Mr. Wieland,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, June 16, 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

June 1, 2026

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, June 16, 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 - 1739 / SE 26 - 05 has been filed by Bill Wieland (Applicant) on behalf of Elliot Equipment Co. Inc. (Owner), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (2) 203 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Automotive Repair Garage* in the CB – Central Business Zoning District. The property is located at 327 N. Aurora Street, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 0553, and is situated in the CB – Central Business 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
June 1, 2026

29088 Airpark Drive
Easton, MD 21601

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND
COUNTY OF: Talbot County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "Application SE - 1739 / SE 26 - 05..." was published in the:

The Star Democrat 05/30/26



**Orestes Baez
President & Publisher**

NOTICE
<p>Notice is hereby given that Application SE - 1739 / SE 26 - 05 has been filed by Bill Wieland (Applicant) on behalf of Elliot Equipment Co. Inc. (Owner), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (2) 203 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Automotive Repair Garage" in the CB - Central Business Zoning District. The property is located at 327 N. Aurora Street, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 0553, and is situated in the CB - Central Business Zoning District.</p> <p>The undersigned Board will hold a public hearing with respect to said application on Tuesday, June 16, 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.</p>
TOWN OF EASTON BOARD OF ZONING APPEALS
3105704 SD 5/30/2026

NOTICE

Notice is hereby given that Application SE - 1739 / SE 26 - 05 has been filed by Bill Wieland (Applicant) on behalf of Elliot Equipment Co. Inc. (Owner), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (2) 203 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Automotive Repair Garage* in the CB – Central Business Zoning District. The property is located at 327 N. Aurora Street, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 0553, and is situated in the CB – Central Business Zoning District.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, June 16, 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.



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

EXHIBIT SUMMARY
for 29700 STANDISH STREET
SE - 1740 / SE 26 - 06
2026 - 06 - 16

Applicant notified of hearing date: Email: 2026-05-29 – 18 days

Exhibit A: P&Z Staff Report: 2026-06-09 – 7 days

Exhibit B: Application

Application: 2026-05-21 – 26 days
Special Exception Application SE-1740
Special Exception Request and Findings of Fact
March 2000 TOE Family Day Care Approval Letter
MD Dept. of Edu. Large Family Child Care Certificate of Registration
Site Plan
Childcare Home Checklist and Evaluation
April 1999 Recorded Deed

Proof of Payment: 2026-05-21 – 26 days

Exhibit C: Public Notices

Applicant Hearing Letter: 2026-05-29 – 18 days

400' Notices Distributed: 2026-06-01 – 15 days

Picture of Property Sign Posting: 2026-06-01 – 15 days

Star Democrat Legal Advertisement: 2026-05-30 – 17 days
Star Democrat Proof
Certificate of Publication

Written Public Comment:
J. Kaminskas

4b

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

SUBJECT: SPECIAL EXCEPTION 1740

ELECTION WARD: Ward 2

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: Jefferey and Lynn Farr

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

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

APPLICATION INFORMATION:	
APPLICANT: Lynn Farr	REPRESENTATIVE: Self
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 35, Grid 0001, Parcel 120, Lot 104	0.23
ACCEPTANCE DATE: May 21, 2026	LOCATION: 29700 Standish Street
EXISTING ZONING R-10A	EXISTING LAND USE: Residential

HISTORIC DISTRICT: No	FUTURE LAND USE: 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. The home was originally constructed in 1999 and a permit was issued for a rear addition in 2019. A building permit application for a large second floor and rear addition is currently under review.

Background - Approval for a family day care to operate from the home was first granted by the Town in 2000. Family day cares are classified as a residential use and are limited to a capacity of 8 children. On August 23, 2022 the State Department of Education issued a license for a large family child care home to operate from this home. Such day cares have a maximum capacity of twelve (12) students. 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.

The Town became aware that a small group day care center was being operated from this home during review of a variance application (V-1719) for the construction of a rear addition. That variance request was subsequently approved but was conditioned upon the applicant filing “a Special Exception application pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (2) 212 in Table 2.1 of Section 28-201 of the Ordinance for the operation of a Day Care, Small Group* in the R-10A – Residential Zoning District within 60 days from the date the Variance is granted (July 18, 2026).”

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
-------	-------------	-------	-------------

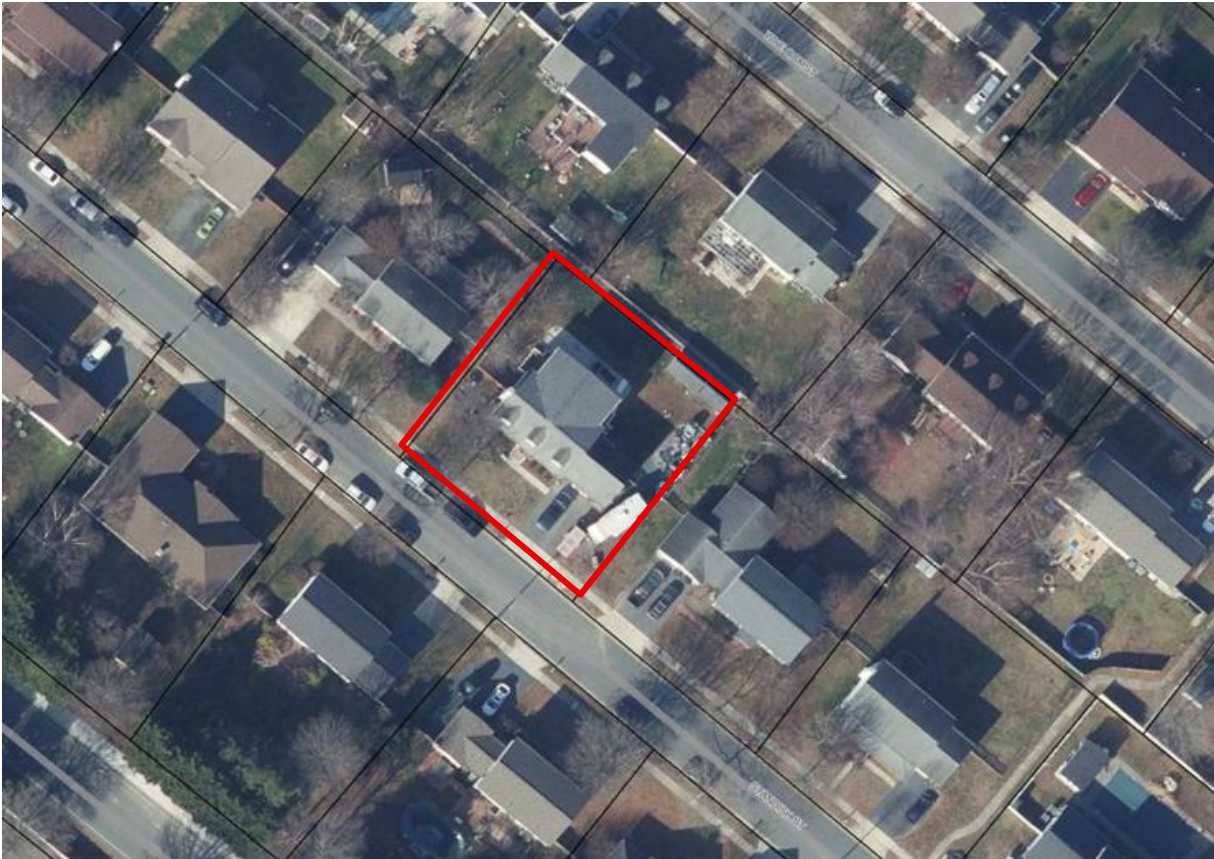


Figure 1: Vicinity Map

PROPOSAL: The applicant is proposing to operate a small group day care on a property within the R-10A Zoning District. The proposed day care will care for a maximum of twelve (12) children. The facility will operate between 6:45 am and 4:30 pm and has staggered drop off and pick up times. The Zoning Ordinance defines small group day care as “Any arrangement that provides day care for children on a regular basis, with not less than nine (9) and not more than twelve (12) clients including any relatives of the care provider.” The state classifies such use as a Large Family Child Care Home which is defined as a child care home approved by the office to operate with a maximum child care capacity of 9 to 12 children (*COMAR 13A.18*). Such uses are permitted by special exception in the R-10A district.

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

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

- a. Applicant shall meet the requirements of the Office of Child Care Licensing and Regulation in the Department of Human Resources of the State of Maryland, or its successor agency for Group Day Care.
- b. A Group Day Care Center or Large Group Day Care Center shall not have more day care children than the number which appears on the certificate of registration issued by the Office of Child Day Care Licensing and Regulation to such Center and Provider.
- c. The Planning and Zoning Commission may prescribe specific conditions determined necessary to minimize effects of use on neighboring properties given identification of concerns specific to a particular site.
- d. The applicant shall have one hundred (100) square feet of usable outdoor recreation area for each child that may use this space at any time. Such usable outdoor recreation area shall be identified on the site plan and shall be sufficiently buffered from adjacent residential areas. Usable outdoor recreation areas shall be limited to the side and rear yard of the property.¹
- e. The day care center and provider shall comply with Article 88A of the Annotated Code of Maryland and the State Department of Human Resources regarding group day care centers.²
- f. All such uses shall be located so as to permit the safe pickup and delivery of all persons on this site.

POLICY ANALYSIS (SPECIAL EXCEPTION):

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

¹ The State requirement is 75 square feet of usable play space per child (COMAR 13A.18.05.12)
² This section of the Maryland Code titled “Department of Human Resources” was repealed effective October 1, 2007

Analysis – With the granting of a rear setback variance on May 19, 2026 the proposed addition and the existing structure meet all of the minimum requirements of the R-10A Zoning District. With respect to the supplemental standards, the applicant currently holds a license issued by the Maryland State Department of Education to operate a large family child care home with a maximum capacity of twelve (12) children. The supplemental standards for this use reference a repealed section of the Maryland Annotated Code governing group day care centers. Child care homes are now regulated under COMAR Title 13A, Subtitle 18. While the Town Code requires 1,200 square feet of usable outdoor space, COMAR requires a minimum of 900 square feet. The subject property’s rear yard exceeds both requirements and therefore satisfies the applicable outdoor space standards.

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

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

c. The proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area or the proposed special exceptions;

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

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

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

e. The proposed use will not adversely affect the area and surrounding property due to adverse environmental characteristics including undue smoke, odor, noise, improper drainage, or inadequate access;

Analysis – The proposed use should have no detrimental impacts to the surrounding area in terms of smoke, odor, drainage, or access. While the outdoor play area could generate noise, it will not be substantially greater than what could be associated with the previously approved family day care.

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

Analysis – The property will continue to appear to be a single-family dwelling unit and it will function this way outside of the day care’s operating hours.

g. The proposed use shall be in conformity with the provisions of the Easton Comprehensive Plan including those provisions of the Comprehensive Plan relating to design and performance standards for the development or redevelopment of land. In addition to the criteria set forth elsewhere herein when considering an application for additional principal uses upon an approved lot, the proposed additional uses shall be compatible and complementary and uses customarily found near or in conjunction with one another. This provision may not be used to permit shopping centers which are governed by other provisions of this Ordinance.

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

RECOMMENDED CONDITIONS:

1. The applicant shall obtain a certificate of occupancy for the proposed use within one (1) year from the date the special exception is granted.
2. The capacity of the day care shall be limited to the number which appears on the state certificate of registration.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Special Exception 1740 with staff’s recommended condition.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1740 based on the following findings...

OR

3. I move an alternate motion.



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

RECEIVED
 MAY 21 2026
 TOWN OF EASTON

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		
DEED REFERENCE	LIBER	FOLIO			
PLAT REFERENCE	LIBER	FOLIO			
EXISTING USE					
ZONING DISTRICT					

HISTORIC DISTRICT Y N Planned Redevelopment District Y N

OWNER

NAME	Lynn Farr Jeffrey Farr	
MAILING ADDRESS	29700 Standish St. Easton MD 21601	
TELEPHONE NO.		EMAIL

APPLICANT OR AGENT

NAME	Lynn Farr	
MAILING ADDRESS	same	
TELEPHONE NO.	n	EMAIL

Surveyor / Engineer

NAME	Lynn Farr	
License Number and Expiration		
MAILING ADDRESS	29	
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	<i>R. J. Farr</i>
Date	5-20-11
PRINTED NAME OF APPLICANT OR AGENT	Lynn Farr

For Office Use Only

Project Number	SE 26 - 06	Fee Received	\$700.00
Application Number	SE - 1740	Application Notification	06/01/2026
Filing Date	05/22/2026	Property Posting Date	06/01/2026
BOZA Hearing Date	06/16/2026	Notice(s) Published	05/30/2026
If ESDR, Date	-		

Revised 11-2023

May 20, 2026

RE: Special Exception Request – Large Family Home Daycare

To Whom It May Concern:

I am requesting approval for a Special Exception to continue operating a Large Family Home Daycare within my home.

I have successfully operated a home daycare for the past 26 years, providing dependable and nurturing childcare services to families in the community. During that time, I have maintained a safe, caring, and well-managed environment for children while being a respectful and responsible neighbor.

For the past four years, our daycare has been licensed and approved by the State of Maryland as a Large Family Home Daycare. Throughout this period, we have complied with all state requirements, including health, safety, supervision, and operational standards. Our daycare has operated without creating issues related to traffic, noise, safety, or disruption within the neighborhood.

At the variance meeting on Tuesday, May 19th, I learned for the first time that Town approval was required in addition to the State licensing and approval I had already obtained for my Large Family Home Daycare issued on August 28, 2022. Please see attached paperwork checklist regarding my application that does not stipulate any paperwork for the Town of Easton. At no point did I intentionally operate in violation of Town requirements, as I believed that my State approval and licensing satisfied the necessary requirements to provide care within my home.

Our goal is to continue providing quality childcare services to local families while fully complying with all Town and State requirements moving forward.

My goal has always been to provide quality childcare in a home setting that supports working families in the community. The daycare remains residential in appearance and character, and I am committed to continuing operations in a manner that is compatible with the surrounding neighborhood.

I ask for your consideration and approval of this Special Exception request so we may continue serving local families and children in a safe, loving and professional environment. We love our daycare.

Thank you for your time and consideration.


Lynn Farr

Attached you will find a site plan showing parking and play areas, my certification of hours and the checklist to obtain Large Family Daycare.

**Our hours of operation are 6:45 am- 4:30 pm
staggered drop offs from 6:45-8:30 and pickups from 3:30-4:30**

12 children and two teachers, Lynn Farr and Abby Farr

Drop off and pick up times are staggered for traffic and our sanity purposes. We have a large driveway and ample street space

SPECIAL EXCEPTIONS FINDING OF FACTS

a. Conformance with District Requirements

The daycare use conforms to the minimum requirements of the zoning district in which it is located. The home will remain residential in appearance and function, and the daycare operation will comply with applicable licensing, occupancy, safety, parking, and operational requirements established by local and state regulations.

b. Protection of Health, Safety, and General Welfare

The use will not adversely affect the health, safety, or general welfare of surrounding residents. The daycare will provide a safe, supervised environment for children within an existing residential structure. Operations will be conducted in accordance with all Maryland State childcare licensing standards, including health, fire safety, and emergency preparedness requirements.

c. Adequate Public Facilities

The daycare will not interfere with the adequate and orderly provision of public facilities or services necessary to serve the area. The use will utilize existing utilities, roads, and public services already serving the residential property, and no unusual demand on public infrastructure is anticipated.

d. Traffic, Ingress, and Egress

The proposed use will not create congestion in the streets or create undue traffic hazards. Drop-off and pick-up times will be staggered to minimize traffic impacts. The property provides safe ingress and egress, and available parking is sufficient to accommodate daycare-related activity without negatively affecting neighboring properties or roadway safety.

e. Environmental Impacts

The proposed use will not adversely affect the surrounding area through smoke, odor, noise, drainage, or inadequate access. The daycare will operate entirely within a residential setting with normal daytime activity levels consistent with neighborhood character.

f. Compatibility with Neighborhood Character

The proposed daycare will not adversely affect the established character of the neighborhood. The residence will continue to function primarily as a home, and the daycare use is residential in nature and compatible with surrounding residential uses. The operation will maintain the appearance, scale, and character of the existing neighborhood.

g. Consistency with the Easton Comprehensive Plan

The proposed use is consistent with the provisions of the Easton Comprehensive Plan by supporting family-oriented residential services within established neighborhoods while preserving neighborhood character and promoting community stability. The daycare use represents a compatible and complementary residential service customarily found within residential communities and will contribute positively to local families' childcare needs.



TOWN OF EASTON

P. O. Box 520
Easton, Maryland 21601

March 13, 2000

Ms. Lynn M. Farr
29700 Standish Street
Easton, Maryland 21601

Dear Ms. Farr:

This letter is with regards to your request to operate a family day-care home use from your home. Since I have received no requests for a hearing after posting and advertising your request, you are hereby granted approval to operate a family day-care home from your house at 29700 Standish Street provided you first obtain a State License.

Should you have any questions regarding this letter, please give me a call at (410) 822-1943.

Sincerely,

Stacie M. Sauca

Stacie M. Sauca
Planning Secretary

cc: Dana Sullivan



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

LARGE FAMILY CHILD CARE HOME CHECKLIST

FACILITY: Lynn Farr - Little People Daycare		ANNIV/EXP DATE: July	
ADDRESS: 29700 Standish Street Easton, MD 21601		Provider ID: 492989	
PHONE: 410-829-6282		LICENSE/LOC/SCHOOL #: 258843	
EMAIL: farrmom6@gmail.com		SCHOOL DISTRICT: Easton	
ORIENTATION DATE: 8/25/2022		DIRECTOR ADM TRNG:	
	DATE RCVD/SENT:	APPROVED:	
APPLICATION/CONTINUING REQ.:	8/9/2022		
CBC'S (Residents)	MARYLAND	FBI	CHARGES
1 Lynn Far	8/30/2023	8/30/2023	
2 Jeffrey Farr	8/30/2023	8/30/2023	
3 Abby Far	10/7/2020	10/8/2020	
4			
RELEASES (Residents)		DATE APPROVED	PRIVACY
1 Lynn Far	4/26/2022	5/20/2022	6/1/2018
2 Jeffrey Farr	4/26/2022	5/20/2022	6/1/2018
3 Abby Farr	4/26/2022	5/20/2022	4/6/2021
4 Lexi Gale	5/4/2022	5/20/2022	4/6/2021
5			
MEDICALS (Residents)			
1 Lynn Far	5/3/2022		
2 Jeffrey Farr	5/3/2022		
3 Abby Farr	4/29/2022		
4 Macy Farr (10/2007) 16yrs	4/29/2022		
SUBSTITUTES		MD/FBI	Medical
1 Lexi Gale	8/11/2022	12/3/2020 / 12/3/2020	5/4/2022
2 Jeffrey Farr	Jun-18	See Above	See Above
3			
USE/OCCUPANCY/BLDG PERMIT:	N/A	First Aid/CPR:	Oct-24
PROGRAM PLAN:	8/12/2022	COVID 19:	3/29/2021
DISCIPLINE POLICY:	8/12/2022		
MENU PLAN:	8/12/2022		
FIRE EVACUATION PLANS:	8/11/2022		
LEAD SAFE CERTIFICATE	Built - 1999		
OPERATIONAL CARE PLAN:	N/A		
PERSONNEL LIST:	8/12/2022		
STAFFING PATTERN:	8/12/2022		
EMERG. ADULT/ON-CALL STATMT:	8/12/2022		
RELEASE FORMS FOR ALL STAFF:	8/11/2022		
CBC'S FOR ALL STAFF:	8/11/2022		
FIRE MARSHAL REQUEST:	1/3/2022		
FIRE MARSHAL APPROVAL:	7/5/2022		
ENVIRONMENTAL HEALTH SURV:	8/11/2022		
WATER TEST RESULTS:	Public		
SEPTIC TEST RESULTS:	Public		
EMERGENCY PREPAREDNESS:	10/28/2017		
MEDICATION ADMIN: (7-1-11)	1/20/2018		
OPERATIONAL CHANGE FORM:	N/A		
	EXPIR. DATE:		
WORKER'S COMP. INSURANCE:	N/A		
LIABILITY INSURANCE	N/A		
BOILER CERTIFICATE:	N/A		
SWIMMING POOL CERTIFICATE:	N/A		
RABIES CERTIFICATES:			
1 Sadie	4/7/2025	4 Nala - 7/10/2025	
2 Lola	8/24/2026		

MARYLAND STATE DEPARTMENT OF EDUCATION
Office of Child Care
PERSONNEL QUALIFICATION EVALUATION

CCATS ID#: 9631

Name: **Lynn Farr**

Date of Birth: 09/11/1971

To the evaluator: **DO NOT USE CHECK MARKS. Write YES, NO or NA where appropriate. Please print/type legibly.**

EDUCATION	Yes	High school grad, cert of equivalence, college courses		No	Associates Degree in Early Childhood Education	
	Yes	College credits: 8		No	4-year College Degree	
	Additional Data:					
	ADDITIONAL TRAINING REQUIREMENTS:					
	Yes	9 clock hour communication training: 12/20/1990		Yes	Americans with Disabilities Act (ADA) Training: 01/25/2019	
Yes	40-45 clock hour Administration training: 08/09/2024		Yes	Basis Health and Safety Training: 04/12/2021		
INFANT/TODDLER	Yes	Supporting Breastfeeding Practices: 04/12/2021		No	Approved Certificate <input type="checkbox"/> CDA <input type="checkbox"/> Military <input type="checkbox"/> Montessori	
	Yes	3 sem/45 clock hrs/eqiv - Infant/Toddler Development		Yes	3 sem/45 clock hrs/eqiv - Infant/Toddler Curriculum	
		HOURS	Infant/Toddler Development -Courses/Sources	HOURS	Infant/Toddler Curriculum - Courses/Sources	
		45	Child Growth and Development	45	Infant and Toddler Care	
	Additional Data: Family Child Care Provider 06/06/2000 - 08/23/2022; Large Family Child Care Provider 08/24/2022 - current					
PRESCHOOL	No	90 clock hour certificate in early childhood curriculum & development		No	Approved Certificate: <input type="checkbox"/> CDA <input type="checkbox"/> Military <input type="checkbox"/> Teaching(N-3) <input type="checkbox"/> Montessori	
	Yes	3 sem/45 clock hrs/eqiv - Preschool Development		Yes	3 sem/45 clock hrs/eqiv - Preschool Curriculum	
		HOURS	Preschool Development - Courses /Sources	HOURS	Preschool Curriculum - Courses /Sources	
		45	Child Growth and Development	45	Preschool Curriculum & Activities	
	Experience	<input checked="" type="checkbox"/> 1 Year	<input checked="" type="checkbox"/> 2 Years	<input type="checkbox"/> 1 Year College/Combination (Preschool Teacher Only)		
Additional Data:						
SCHOOLAGE	Yes	3 sem/45 clock hrs/eqiv - School Age Development		No	3 sem/45 clock hrs/eqiv - School Age Curriculum	
		HOURS	School-Age Development - Courses/Sources	HOURS	School-Age Curriculum - Courses/Sources	
		45	Child Growth and Development			
	No	Teaching Certificate/Approval (K or Grades 1-8)		No	Military Certificate	
	Experience	<input checked="" type="checkbox"/> 400 Hrs	<input checked="" type="checkbox"/> 600 Hrs	<input checked="" type="checkbox"/> 800 Hrs	<input checked="" type="checkbox"/> 1800 Hrs	<input type="checkbox"/> 1 Year College/Combination (School Age Teacher Only)
Additional Data:						

Diamond Walker is approved for the position(s) indicated below

Yes	AIDE			
Yes	TEACHER (IT)	*before 1992	*before July 2008	
No	PROBATIONARY TEACHER	PS SA	EXPIRES	
Yes	TEACHER (PS)	*before 1992	*before July 2008	
No	TEACHER (SA)	*before 1992	*before July 2008	
Yes	ASSISTANT	*before July 2008		
DIRECTOR				
Yes	Infant	20 or less	21-40	41 or more
Yes	Preschool	20 or less	21-40	41 or more
No	School-Age	60 or less	61 or more	School Based Center Only

This Personnel Qualification Evaluation was created by an Office of Child Care (OCC) representative based on documentation submitted, evaluated, and approved. Tampering with or changing information on this document is prohibited. This evaluation should be retained for your personal use, and presented to a child care facility when applying for a position or upon request of an OCC representative.

Evaluated by: Cheryl Willis

Date Issued: 08/24/2022; updated 08/16/2024

*Continuous employment requirement applies COMAR 13A.16.06

OCC 1207 (Rev. 09/16/2022) - All previous editions are obsolete.

3085

5.00
25.00
914.10
694.11
346.83
2,169.24
21.00
21.31
623.38 PM

THIS DEED

01089102
Tax Account No.

Made this 16th day of April, 1989, by and between THEODORE B. PASSYN, and THEODORE S. PASSYN, III, parties of the first part and JULIA BEALL PASSYN, 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 especially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Witness their hands and seals.

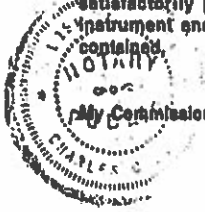
John D. Monty
Witness as to All

Theodore B. Passyn
his Attorney-in-Fact
(SEAL)
THEODORE B. PASSYN
By: Theodore B. Passyn, III
his Attorney-in-Fact

Julia Beall Passyn
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, 1989, 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



John D. Monty
NOTARY PUBLIC

LIBERO 927 FOLIO 12

Traese Title Services, Inc., 5827 Allentown Way, Camp Springs, MD 20748

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 927 p.0512 MSA CE 93 984 Date available 1/23/2004 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

DATE 4/21/99

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED
HEREIN HAS BEEN TRANSFERRED ON THE ASSESSMENT
BOOKS OF TALBOT COUNTY

DAVID H. ENNO
SUPERVISOR OF ASSESSMENTS
R. ANDREW HOLLIS, FIN. OFFICER
4/21/99

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:

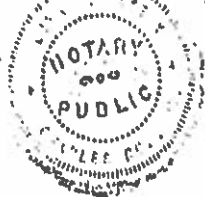
(a) A first-time Maryland home buyer, defined as an individual who has never owned in the State residential real property that has been the individual's principal place of residence, who will occupy the property as Grantee's principal residence; or

(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.



Lisa A. Mertz
Notary Public
My Commission Expires: 11-1-00

LIBRARY OF CONGRESS / LAND RECORDS / MAS 927 p 0614 MSA CE 91 864 Date available 1/22/2004. Printed 4/23/2026

LIBER 0927 FOLIO 614

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)

() Check Box if Addendum Intake Form is Attached

1 Type(s) of Instruments

Deed Mortgage Other Other

Deed of Trust Lease Other

2 Conveyance Type Check Box

Improved Sale Unimproved Sale Multiple Accounts Not an Arms-Length Sale

3 Tax Exempt (if Applicable)

4a or Explain Authority

Recordation: _____

State Transfer: _____

County Transfer: _____

KASSIGNMENT

4 Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
	Purchase Price/Consideration	\$ 138,411.00	Transfer and Recordation Tax Consideration	
Any New Mortgage	\$ 141,168.00	Transfer Tax Consideration	\$	
Balance of Existing Mortgage	\$	X () % =	\$	
Other:	\$	Less Exemption Amount -	\$	
Other:	\$	Total Transfer Tax =	\$	
Full Cash Value	\$	Recordation Tax Consideration	\$	
Amount of Fees	Doc. 1	X () per \$500 =	\$	
Recording Charge	\$ 20.00	TOTAL DUE	\$	
Surcharge	\$ 5.00	Agent:		
State Recordation Tax	\$ 914.10	Tax Bill:		
State Transfer Tax	\$ 348.03	C.B. Credit		
County Transfer Tax	\$ 1,384.11	Ag. Tax/Other:		
Other	\$ 0			
Total Fees	\$ 2,669.24			

5 Fees

6 Description of Property

District: 1ST Property Tax ID No.(1): 069102 Grantor Liber/Folio: Map: Parcel No.: Var.LOG (5):

Subdivision Name: MATTHEWSTOWN RUN Lot(3a): Block(3b): Sec(VAR)(3c): Plat Ref.: Sq.Ft./Acreage(4):

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:

7 Transferred From

Doc. 1 - Grantor(s) Name(s): THEODORE B. PASSYN, JULIA BEALL PASSYN

Doc. 2 - Grantor(s) Name(s): JEFFREY D. FARR, 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): JEFFREY D. FARR, LYNN M. FARR

Doc. 2 - Grantee(s) Name(s): David E. Waters and Anthony B. Ometz, Sr., First Home M

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: 6827 ALLENTOWN WAY

CAMP SPRINGS, MD 20748

Phone: 301-448-3800

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).

Assessment Use Only - Do Not Write Below This Line

Terminal Variance Agricultural Valuation Whole Part Tran. Process Verification

Transfer Number:	Date Received:	Deed Releases				Assigned Property No.	
Year	18	19	20	21	Sub	Blk	
Land							
Refinance							
Total							

Comments:

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 927 p.0615 MSA_CE_91_864 Date available 1/2/2004. Printed 4/23/2026

LIBERO 927 FOLIO 15



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

May 29, 2026

Lynn Farr
29700 Standish Street
Easton, Maryland 21601

Re: BOZA Application SE - 1740 / SE 26 - 06
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, June 16, 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

June 1, 2026

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, June 16, 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 - 1740 / SE 26 - 06 has been filed by Lynn Farr (Applicant), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (2) 212 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as a Day Care, Small Group* in the R-10A – Residential Zoning District. On March 13, 2000, a Family Day Care Facility was approved to operate from this property with a maximum capacity of eight (8) children. The Applicant is now seeking to expand the previously approved Day Care Facility, Family* use to a Day Care, Small Group* use which permits between nine (9) and twelve (12) children. The property is located at 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 Lynn and Jeffrey 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
June 1, 2026

29088 Airpark Drive
Easton, MD 21601

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND
COUNTY OF: Talbot County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "Application SE - 1740 / SE 26..." was published in the:

The Star Democrat 05/30/26



**Orestes Baez
President & Publisher**

NOTICE

Notice is hereby given that Application SE - 1740 / SE 26 - 06 has been filed by Lynn Farr (Applicant), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (2) 212 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as a Day Care, Small Group* in the R-10A – Residential Zoning District. On March 13, 2000, a Family Day Care Facility was approved to operate from this property with a maximum capacity of eight (8) children. The Applicant is now seeking to expand the previously approved Day Care Facility, Family* use to a Day Care, Small Group* use which permits between nine (9) and twelve (12) children. The property is located at 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 Lynn and Jeffrey Farr.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, June 16, 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

3105703 SD 5/30/2026

NOTICE

Notice is hereby given that Application SE - 1740 / SE 26 - 06 has been filed by Lynn Farr (Applicant), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (2) 212 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as a Day Care, Small Group* in the R-10A – Residential Zoning District. On March 13, 2000, a Family Day Care Facility was approved to operate from this property with a maximum capacity of eight (8) children. The Applicant is now seeking to expand the previously approved Day Care Facility, Family* use to a Day Care, Small Group* use which permits between nine (9) and twelve (12) children. The property is located at 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 Lynn and Jeffrey Farr.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, June 16, 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.

Town of Easton
14 South Harrison Street
Easton, MD 21601

June 4, 2026

Good afternoon,

I would like to send my support in the form of this letter to the commission regarding change in status to a Day Care, Small Group*.

Thank you,

Jennifer Kaminkas- neighbor to the left of Farr Residence
29692 Standish Street
Easton, MD 21601



Samantha Smith <ssmith@eastonmd.gov>

Lynn Farr: Application Daycare, Small Group

1 message

Wed, Jun 10, 2026 at 10:08 AM

'Dickersons' via Planning and Zoning <planningandzoning@eastonmd.gov>

Reply-To: Dickersons

To: "planningandzoning@eastonmd.gov" <planningandzoning@eastonmd.gov>

To the Easton Board of Zoning and Appeals,

I am writing to express my strong support for Lynn Farr's application to operate a Daycare, Small Group from her home.

My family and I have lived in the neighborhood for many years, and throughout that time Lynn has been an exceptional neighbor. She is responsible, caring, and deeply committed to the families she serves. In fact, she has been providing daycare services since before we moved into the neighborhood, which was more than 20 years ago. During that entire time, she has demonstrated professionalism and dedication while maintaining a safe and welcoming environment for children.

Based on my experience living nearby, I have no concerns regarding the operation of an expanded daycare at her residence. I do not anticipate any significant impact on the neighborhood, including increased traffic. The daycare has been a positive presence in our community for many years, and I believe she is well-qualified to continue and expand her services.

I fully support Lynn's application and respectfully ask that you approve her request. Our community has benefited from her childcare services for decades, and I am confident she will continue to be a valuable resource for local families.

Thank you for your time and consideration.

Sincerely,

Jennie Dickerson

29730 Standish St



Samantha Smith <ssmith@eastonmd.gov>

Application SE-1740 / SE 26-06 – Lynn and Jeffrey Farr

1 message

Kelly Bonnette

Wed, Jun 10, 2026 at 11:18 AM

To: "ssmith@eastonmd.gov" <ssmith@eastonmd.gov>

June 10, 2026

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

RE: Application SE-1740 / SE 26-06 – Lynn and Jeffrey Farr

Dear Members of the Board,

I am writing in support of Lynn and Jeffrey Farr's application for a Special Exception to continue operating their Large Family Home Daycare.

My family and I have been neighbors of the Farris for more than twenty years. During that time, they have operated a daycare from their home and have been a valued and respected part of our neighborhood. We have never experienced any issues related to the daycare, including concerns regarding traffic, noise, parking, safety, or neighborhood disruption.

In fact, when our daughters were young, Lynn provided childcare for our family on several occasions when we found ourselves in need of assistance. She was always dependable, caring, and professional. Our experience with her reflected the same qualities that have allowed her to successfully serve local families for many years.

Throughout the decades we have lived next door, the daycare has blended seamlessly into the neighborhood. The Farris have consistently maintained their property, been considerate neighbors, and operated their daycare in a manner that has had no negative impact on those living nearby. Had I not known Lynn personally, I would have had little indication that a daycare was operating from the home.

Given their long history of providing a valuable service to Easton families and the absence of any adverse effects on the surrounding community, I fully support their request to obtain the necessary local approval to continue operating their large family home daycare.

Thank you for your consideration of this application.

Sincerely,

Kelly Bonnette

(29701 Standish Street)



Samantha Smith <ssmith@eastonmd.gov>

Lynn & Jeff Farr Special Exception Request

1 message

Matt Griffith

Wed, Jun 10, 2026 at 2:16 PM

To: ssmith@eastonmd.gov

Cc: Dana Griffith

Dear Ms. Smith,

My name is Matt Griffith, and I reside at 29831 Standish Street in the Matthewstown Run development. I have been a resident of this community since 2004 and have known Jeff and Lynn Farr for approximately 22 years.

I am aware that Ms. Farr has operated a home daycare for as long as I have known her, and I was also informed when her home daycare transitioned to a large family daycare. At no time has Ms. Farr's daycare had a negative impact on the neighborhood. I have observed no noticeable changes since the daycare expanded over the past four years.

Based on my experience as a longtime neighbor and resident, I fully support Ms. Farr's request for a special exception.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

Matt Griffith

Matt Griffith
Easton High School
Head Football Coach