



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

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

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**Archived video of the meeting is available at:  
[Town of Easton Agendas and Minutes](http://eastonmd.gov)  
(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 Chairperson Girard 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	<u>2 - 0 - 0 - 1</u>
FOR:	2 - Girard, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Molchan

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

**4. Applications** —

**a. File No.:** SE - 1602 / SE 25 - 13

**Applicant:** Investment Property Preservation, LLC

**Location:** 8342 Ocean Gateway, Easton, MD 21601  
Tax Map 0103, Grid 00EA, Parcel 2954

**Zoning:** CG

**Request:** The Applicant is requesting a Special Exception pursuant to Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (2) 203 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Automotive Repair Garage\* in the CG - Commercial General zoning district. The proposed automotive repair garage will primarily provide general vehicle maintenance and tire installation and repair services.

**Staff Presentation:**

Nicholas Johnson AICP, Planner

**Applicant Presentation:**

Victoria Beckner, Investment Property Preservation LLC

**Public Comment** — None

**Public Comment Written** — None

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

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

**Vice Chairperson Girard seconded the motion.**

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

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

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

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

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

**Applicant Presentation:**  
Kenia Cecilia Itzep Bernal

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

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

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

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

ABSTAIN: 0  
ABSENT: 1 - Molchan

**4. Discussion Item — None**

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