



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

Tuesday, May 19, 2026 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)  
[\(eastonmd.gov\)](http://eastonmd.gov)

**Attendance:**

Board Members:

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

**Absent:**

Board Members:

Paul Weber

Staff:

Miguel Salinas, Planning and Zoning Director

Staff:

Lynn B. Thomas AICP, Town Planner - Long Range  
Joseph Mayer, Plan Reviewer  
Nicholas Johnson AICP, Town Planner - Current  
Sharon Van Emburgh, Esq. Town Attorney  
Aaron Cooper, Esq. Legal Associate  
Samantha Smith, Administrative Specialist

1. **Call to Order** — Chairperson Molchan called the meeting to order at 9:00 a.m.
  
2. **Decision Summary Review** —
  - 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 \_\_\_\_\_ 3 - 0 - 0 - 1  
FOR: 3 - Molchan, Girard, Krebeck  
AGAINST: 0

ABSTAIN: 0  
ABSENT: 1 - Weber

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

4. **Applications** —

a. **File No.:** SE - 1636 / SE 26 - 02

**Applicant:** Sunrise Solar Inc.  
on behalf of Talbot County Board of Education

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

**Zoning:** R-10A

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

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

**Staff Presentation:**

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

**Applicant Presentation:**

Katie Jester, Sunrise Solar Inc.

**Public Comment** — None

**Public Comment Written** — None

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

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

**Vice Chairperson Girard seconded the motion.**

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

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

**Applicant:**        **Rising Tides Yoga**

**Location:**        301 Bay Street Unit 202, Easton, MD 21601  
Tax Map 0104, Grid 00EA, Parcel 0585

**Zoning:**            CG

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

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

**Staff Presentation:**

Nicholas Johnson AICP, Planner

**Applicant Presentation:**

Ashley Smith, Rising Tides Yoga

**Public Comment:**

Ken Lentz

Robert Hyde, Property Manager of 301 Bay Street

Melissa Durman

**Public Comment Written:**

Christina Bowman MD, Bowman Psychiatry

Jonathan Ryan, 24 N. Aurora Street

Holly Smith

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

- 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.**

**Vice Chairperson Girard seconded the motion.**

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

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

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

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

Tax Map 0103, Grid 00EA, Parcel 2861

**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.A.1.c, the maximum area of square footage for wall-mounted signage on any street frontage. The Applicant is requesting approval for the installation of a second circular “button” sign on the southern façade of the recently redeveloped fast-food establishment (Zaxbys). The signage will be oriented toward the adjacent parking lot.

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

**Staff Presentation:**

Nicholas Johnson AICP, Planner

**Applicant Presentation:**

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

**Public Comment — None**

**Public Comment Written — None**

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

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

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

**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.**

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

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

**Applicant:** Lynn Farr

**Location:** 29700 Standish Street, Easton, MD 21601  
Tax Map 0035, Grid 0001, Parcel 0120, Lot 104

**Zoning:** R-10A

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

**Outstanding Issues:** 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 current day care facility that is operating exceeds the scope of a family day care with a maximum of twelve (12) children, and is defined as a Day Care, Small Group\*. The Day Care, Small Group\* use is permitted via Special Exception in the R-10A – Residential District. While the State of Maryland generally requires a Zoning Verification letter prior to the issuance of a license, there is no record of the Town providing such a verification letter, or granting a Special Exception.

**Staff Presentation:**

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

**Applicant Presentation:**

Lynn and Jeffrey Farr

**Public Comment** — None

**Public Comment Written:**

Martin Mullaney, 29686 Wye Oak Street  
Ron and Theresa Vener, 29673 Standish Street  
Jennie Dickerson, 29730 Standish Street  
Jennifer Kaminskas, 29692 Standish Street  
Kelly Bonnette, 29701 Standish Street

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

- 1. The Applicant shall file 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).**

**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.