



Board of Zoning Appeals MEETING AGENDA

Tuesday, August 18, 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 June 16, 2026 meeting.

3. Oath to Testify

4. Applications

- a. **Application Number:** V - 1789 / V 26 - 05
Applicant: Peter S. Mellor
Location: 630 Howard Street
Tax Map 0103, Grid 00EA, Parcel 0837
Zoning District: R-10A
Request: Variance request pursuant to Section 2-1303.5 C of the Town of Easton Zoning Ordinance from Section 28 - 1006.D.1, the maximum permitted height of four (4) feet for fences, walls, and hedges above the elevation of the surface of the ground in any front yard.

The Applicant is seeking to construct a 72" tall fence on a corner lot.
- b. **Application Number:** SE - 1775 / SE 26 - 07
Applicant: Lane Engineering LLC
on behalf of Talbot County Humane Society, Inc.
Location: 7906 & 7894 Ocean Gateway
Tax Map 0105, Grid 00EA, Parcels 1665 & 2987, Lots 1&2
Zoning District: CG
Request: Special Exception request pursuant to Section 28-1303.5. B of the Town of

Easton Zoning Ordinance, use (2) 232 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Animal Hospital or Veterinary Clinic*.

On July 16, 2026 the Town of Easton Planning Commission granted sketch site plan approval for the redevelopment of the existing Talbot County Humane Society facility, and the construction of a new main office (2026-1750).

- c. Application Number:** SE - 1784 / SE 26 - 08

Applicant: Lane Engineering, LLC
on behalf of PQ Development LLC

Location: 327 N. Aurora Street
Tax Map 0103, Grid 00EA, Parcel 0553

Zoning District: CB

Request: **The Special Exception request for a Multifamily Apartment Complex* in the CB - Central Business zoning district has been withdrawn from the August 18, 2026 Board of Zoning Appeals agenda.**

5. Adjournment



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

Tuesday, June 16, 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:

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

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas AICP, Town Planner
Joseph Mayer, Plan Reviewer
Nicholas Johnson AICP, Planner
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 Board noted the following correction to the draft decision summary:

i. Line 40: Correct: *“Vice Chairman Molchan”* to *“Chairman Molchan”*

Board Member Weber moved to approve the December 16, 2025 Decision Summary. Vice Chairperson Girard seconded the motion.

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

52 **b. Approval of the Draft Decision Summary from the May 19, 2026 Meeting —**
53

54 **Vice Chairperson Girard moved to approve the May 19, 2026 Decision Summary.**
55 **Chairperson Molchan seconded the motion.**
56

57

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

62
63

64 **3. Oath to Testify —** Chairperson Molchan called for all witnesses to declare and affirm
65 under penalty of perjury that he or she solemnly swear to testify truthfully before the
66 Board.
67

68
69 **4. Applications —**
70

71 **a. File No.:** **SE - 1739 / SE 26 - 05**
72 **Applicant:** **Bill Wieland**
73 **on behalf of Elliott Equipment Co. Inc.**
74 **Location:** 327 N. Aurora Street, Easton, MD 21601
75 Tax Map 0103, Grid 00EA, Parcel 0553
76 **Zoning:** CB
77 **Request:** The Applicant is requesting a Special Exception pursuant to
78 Section 28-1303.5. B of the Town of Easton Zoning Ordinance, use (2) 203 in
79 Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Automotive
80 Repair Garage* in the CB - Central Business zoning district. The Applicant is
81 seeking the expansion of the existing automotive repair garage on the subject
82 property.
83

84 **Background:** The subject property has been historically utilized as an
85 automotive repair and sales facility. In 2018, a Certificate of Occupancy (18-
86 13588) was issued for building 3, as it was determined at the time that the
87 operation represented a lawful continuation of the historic use. As part of a
88 comprehensive rezoning, the zoning designation for the subject property was
89 changed from Commercial General (CG) to Central Business (CB) in 2021. Under
90 the CB zoning district regulations, Automotive Repair Garages* were a prohibited
91 use. Following a text amendment passed by the Town Council in 2026 (Ordinance
92 No. 850), Automotive Repair Garages* are now permitted in the CB zoning
93 district via Special Exception.
94

95 **Staff Presentation:**
96 Nicholas Johnson AICP, Planner
97 Lynn B. Thomas AICP, Town Planner

Sharon Van Emburgh, Esq. Town Attorney

Applicant Presentation:

Bill Wieland on behalf of Elliott Equipment Co. Inc.

Public Comment — None

Public Comment Written — None

Vice Chairperson Girard moved to approve the Special Exception request subject to the following 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.**

Board Member Weber seconded the motion.

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

b. File No.: SE - 1740 / SE 26 - 06

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 Special Exception 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. The Applicant is seeking to expand the previously approved Day Care Facility, Family* use to a Day Care, Small Group* use which permits a maximum of twelve (12) children.

Background: On March 13, 2000, the Town of Easton approved a Family Day Care Facility to operate from this property with a maximum capacity of eight (8)

children. On August 23, 2022, the Maryland State Department of Education issued a Large Family Child Care Home license to operate from the subject property with a maximum capacity of twelve (12) children. The current day care facility that is operating exceeds the maximum capacity of a Family Day Care Facility as defined by the Town of Easton Zoning Code (Code) with twelve (12) children, and would be categorized as a Day Care, Small Group* under the Code. 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.

On May 19, 2026, the Board of Zoning Appeals granted a variance (V-1719 / V 26-04) from Section 28-303.2.C.2, the minimum thirty (30) foot rear setback for all uses and structures in the R-10A zoning district subject to the filing of a Special Exception application within 60 days from the date the variance is granted (July 18, 2026).

Staff Presentation:

Nicholas Johnson AICP, Planner

Applicant Presentation:

Lynn and Jeffrey Farr

Public Comment — None

Public Comment Written:

Jennifer Kaminskis, 29692 Standish Street

Jennie Dickerson, 29730 Standish Street

Kelly Bonnette, 29701 Standish Street

Matthew Griffith, 29831 Standish Street

Shane and Elle Pennington

Marcus and Kate Schwarz, 29658 Aldan Street

Adam and Rebecca White

Peter and Kerry Cotter, 30485 Cronwells Way

Julie Burgstahler

Ron and Theresa Vener, 29673 Standish Street

Pat and Marcus Richardson

Board Member Weber moved to approve the Special Exception request subject to the following 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 of Maryland Certificate of Registration (12).**

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

192	<u>Vote</u>	<u>3 - 0</u>
193	FOR:	3 - Molchan, Girard, Weber
194	AGAINST:	0
195	ABSTAIN:	0
196	ABSENT:	0

197
198
199 **4. Discussion Item — None**

200
201
202 **5. Adjournment** — Chairperson Molchan motioned to adjourn. Board Member Weber
203 seconded. The meeting was adjourned at 9:26 a.m.



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

EXHIBIT SUMMARY
for 630 HOWARD STREET
V - 1789 / V 26 - 05
2026 - 08 - 18

Applicant notified of hearing date: Email: 2026-07-16 – 33 days

Exhibit A: P&Z Staff Report: 2026-08-11 – 7 days

Exhibit B: Application

Application: 2026-07-15 – 34 days
Variance Application V-1789
Variance Request & Findings of Fact
June 2009 Survey Exhibits
Surrounding Property Exhibits
Gallagher Vinyl Product Sheet
June 2005 Recorded Deed

Proof of Payment: 2026-07-15 – 34 days

Exhibit C: Public Notices

Applicant Hearing Letter: 2026-07-31 – 18 days

400' Notices Distributed: 2026-08-03 – 15 days

Picture of Property Sign Posting: 2026-07-31 – 18 days

Star Democrat Legal Advertisement: 2026-08-01 – 17 days
Star Democrat Proof
Certificate of Publication

Date of Hearing: August 18, 2026

4a

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

SUBJECT: **VARIANCE-1789**

ELECTION WARD: Ward 1

CRITICAL ACTION DATE: At the pleasure of the Board.

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

APPLICANT: Peter S. Mellor

PURPOSE: The applicant is seeking a variance from §28-1006.D.1 of the Town's Zoning Ordinance to construct a fence that exceeds four (4) feet in height within a front yard.

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

APPLICATION INFORMATION:					
APPLICANT: Peter S. Mellor 630 Howard Street Easton MD, 21601	REPRESENTATIVE: N/A				
PARCELS/ACREAGE:					
<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 60%; text-align: center; padding: 5px;">Parcel Information</td><td style="width: 40%; text-align: center; padding: 5px;">Acreage</td></tr><tr><td style="text-align: center; padding: 5px;">Map 105, Grid 00EA, Parcel 837</td><td style="text-align: center; padding: 5px;">0.25</td></tr></table>		Parcel Information	Acreage	Map 105, Grid 00EA, Parcel 837	0.25
Parcel Information	Acreage				
Map 105, Grid 00EA, Parcel 837	0.25				
ACCEPTANCE DATE: July 15, 2026	LOCATION: 630 Howard Street				
EXISTING ZONING R-10A	EXISTING LAND USE: Residential				

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

CONTEXT:

Location/Site Access – The subject property is bounded by public rights-of-way on three sides. To the north by Howard Street, to the west by Parris Lane, and to the south by Kasten Lane. Howard Street and Parris Lane are best described as residential streets while Kasten Lane is best described as an alley. Vehicular access to the property is provided by a gravel driveway on Kasten Lane. Pedestrian facilities exist along the Howard Street frontage of this property.

Existing Conditions– The property is currently developed with a 1,457 square foot single-family dwelling unit. An existing 6-foot tall, wood privacy fence exists within the front yard facing Parris Lane. The fence runs from the south-west corner of the house to the south west property corner, then runs parallel to Kasten Lane, and then runs north to connect to the house’s south-east corner.

Surrounding Properties –

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

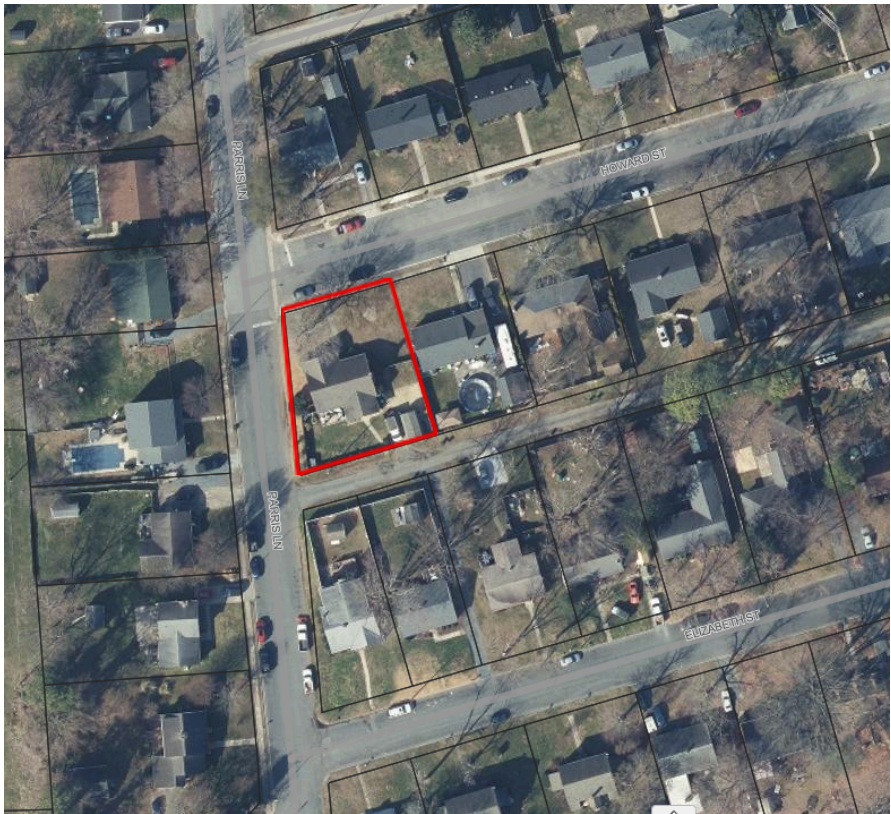


Figure 1 Vicinity Map

PROPOSAL: The applicant is proposing to construct a six-foot tall privacy fence in what is considered a front yard. The Zoning Ordinance states that corner lots have two front yards and two side yards (§28-114). The front yards on such lots are considered all areas between the main building and all streets (Howard Street and Parris Lane). The height and setback requirements for fences within front yards is found in §28-1006.D.1

Fences, walls, and hedges, not exceeding at any point four (4) feet in height above the elevation of the surface of the ground, may be located in any front yard or court, but not beyond the front property line.

Given that a portion of the proposed fence is located within a front yard, it could not exceed four feet in height. Some properties within Town that are considered corner lots take advantage of §28-1006.D.5 which allows for an additional two feet of non-solid lattice to be added to the top of any legal fence. This permits a six-foot-tall fence to be constructed with the bottom four feet being solid fencing and the additional top two feet being a non-solid lattice.

	Permitted	Proposed	Difference
Maximum Fence Height for Front Yards	4 feet	6 feet	50% Increase

Maximum Fence Height (with lattice)	6-feet	6-feet	0% Increase
--	--------	--------	-------------

POLICY ANALYSIS (VARIANCE):

- a. Granting the application: (i) will not be contrary to the public interest, (ii) will be in harmony with the purpose and intent of the Ordinance and (iii) will not be injurious to the neighborhood or otherwise detrimental to the public welfare;**

Analysis – The proposed fence is one that is of a comparable height and style to other fences found within this neighborhood. It will not obstruct visibility at the corner of Howard Street and Parris Lane and will not negatively impact safety at this intersection. The fence will be located in the non-primary front yard that functions more as a side or rear yard, and the Ordinance limiting the fence height to four (4) feet in the front yard is designed to prevent fortress-like environments. On a typical interior lot, this portion of the property would be considered a side yard, where fences taller than four feet are generally permitted. The fence’s style, placement, and height are generally consistent with other fences in this neighborhood both on corner and interior lots. Additionally, the fence is located so that it is entirely outside of the visibility triangle at the intersection.

Owing to conditions peculiar to the property, which conditions are not the result of any action taken by the applicant, a literal enforcement of the Ordinance will result in practical difficulty to the applicant.

Analysis – The subject property is bordered by a road on two sides as well as an alley, which significantly limits the area that can function as a private yard. Literal enforcement of the Ordinance would significantly limit the portion of the yard that can be screened from view from the right-of-way.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Variance 1789 based on staff’s draft findings

OR

2. I move that the Board of Zoning Appeals deny Variance 1789 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
JUL 15 2026
TOWN OF EASTON

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

☒ VARIANCE ☐ APPEAL ☐ SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	630 HOWARD ST. EASTON, MD. 21601				
TAX MAP	0103	GRID	00EA	PARCEL	837 LOT
DEED REFERENCE	LIBER	1345	FOLIO	544	
PLAT REFERENCE	LIBER	71	FOLIO	49	
EXISTING USE	RESIDENTIAL				
ZONING DISTRICT	R-10A				

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

OWNER

NAME	PETER S. MELLOR				
MAILING ADDRESS	630 HOWARD ST. EASTON MD. 21601				
TELEPHONE NO.			EMAIL		

APPLICANT OR AGENT

NAME	PETER S. MELLOR				
MAILING ADDRESS	630 HOWARD ST. EASTON, MD. 21601				
TELEPHONE NO.			EMAIL		

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

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>Peter S. Mellor</i>
Date	7-13-26
PRINTED NAME OF APPLICANT OR AGENT	PETER S. MELLOR

For Office Use Only

Project Number	V 26 - 05	Fee Received	\$250.00
Application Number	V - 1789	Application Notification	08/03/2026
Filing Date	07/16/2026	Property Posting Date	08/03/2026
BOZA Hearing Date	08/18/2026	Notice(s) Published	08/01/2026
If ESDR, Date	-		

Revised 11-2023

BOARD OF ZONING APPEALS

VARIANCE REQUEST for 630 Howard Street Easton, Md. 21601

I am requesting a variance for an installation of a new 6' high vinyl privacy fence at my property at 630 Howard Street, Easton Md.

I currently have a 6' high wooden stockade fence that I installed on the original posts of the 5' open slated fence that was here when we purchased the property. I was not aware at the time that a permit was necessary to install those panels on the existing posts. I was just informed by the Town Planner after I had submitted my initial Permit application for the new requested fence. I installed those panels for the safety and privacy of my family. There is a registered sex offender that lives a block away in our neighborhood and I have 2 teenage boys at home and two granddaughter's that are 13 and 8 years old that visit and play in the backyard often. It concerns my wife and I when we are outside with them in our yard without having a privacy fence. We also have a lot of foot traffic, sometimes very rowdy, that comes by our property along Parris Lane on their way to either the fast-food restaurants or the Royal Farms that are behind our neighborhood. When we are out in our back yard a 4' high privacy fence would not stop passerby's from looking in on anything we are doing. It doesn't allow us to enjoy our backyard in safety, comfort or peace.

Having a 6' high vinyl privacy fence would allow us privacy and protection to enjoy our yard. It does not impede the ability to see oncoming traffic from either direction entering Parris Lane from Kasten Lane. There are other corner lot properties in this neighborhood that have 6' high vinyl privacy fences that are not impeding to traffic or to the overall look or feel of our neighborhood. Properties such as 719 Howard & Calvert Street, 718 Lomax & Calvert Street and 700 Elizabeth & Merrick Street all have 6' privacy fences on their corner lots.

I have enclosed pictures of properties that are the same style, color and height of my request.

I have revised my request for the additional fence going further North along the side of the house in order not to impede any further than the existing fence line that is already in place.

I thank you for your time on this matter and kindly request your approval for this variance.

Best Regards,

Peter S Mellor

[REDACTED]

[REDACTED]

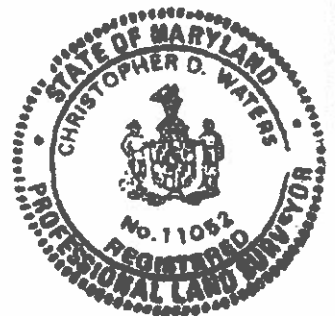
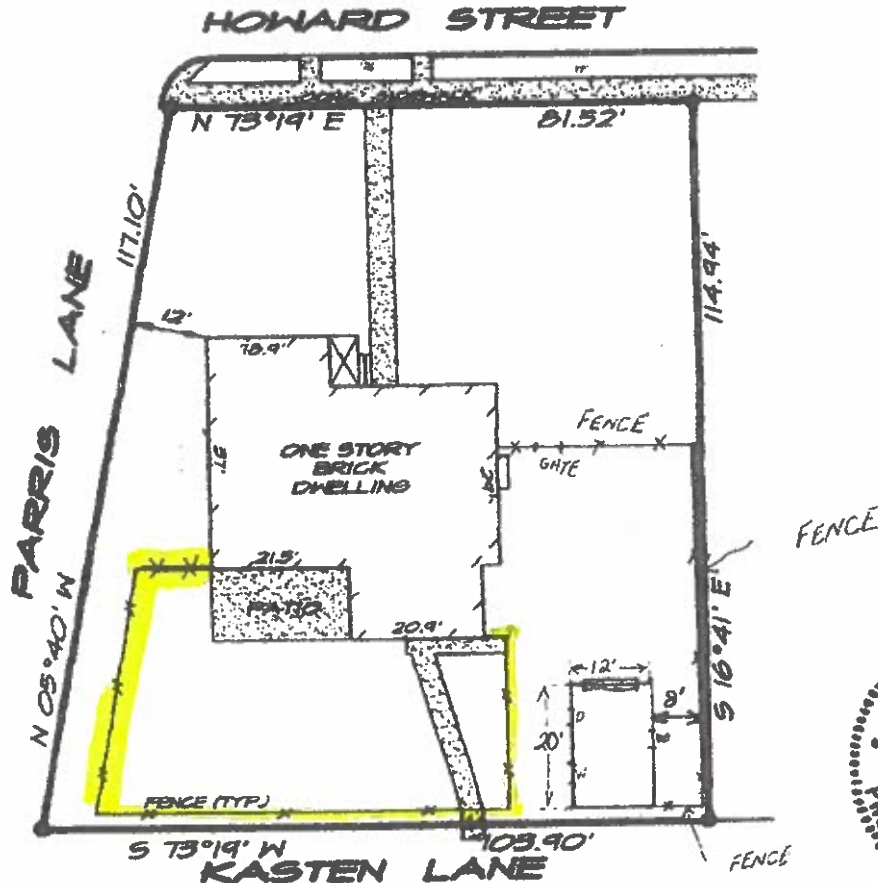
BOARD OF ZONING APPEALS

FINDINGS OF FACT FOR VARIANCE REQUEST

1. The granting of the variance request does not in anyway impede or take away from the harmonious development present or future of the neighborhood. It would actually add to the overall look and feel of my corner lot. The existing fence that is there is made of wood and has many deteriorating areas. It is an eyesore in my opinion. The new vinyl privacy fence would not only add a clean and well-maintained look but would add to the safety of those inside and outside of the fence. Separating private living from public ongoings.
2. The proposed variance would be in harmony with towns plans being that it doesn't go outside the perimeters of other comparable corner lot properties in our neighborhood.
3. The proposed variance would not be harmful or endanger public safety to the neighborhood in any way. The fence is set back far enough from Parris Lane that there is full line of sight both North and South coming West from Kasten Lane while driving. More so on our side of Kasten Lane then on our neighbors to the south. (picture available)
4. The conditions that are peculiar to my property is that it is located on a corner lot which is subject to much traffic going by at all hours. Both vehicle and foot traffic heading to the Canary Apartment complex as well as to the fast-food restaurants and the Royal Farms store/gas station.
5. I did install six-foot-tall panels onto the existing posts of my original five-foot-high open picket fence. I was not aware that this was a violation of town ordinance. I saw many other corner properties in the neighborhood that have similar fencing and never thought it would be a problem. I was just recently informed when I applied for the permit for the new privacy fence. This was done in order to make my family feel safe from passerby's that would look in on myself, my wife, my son's and my granddaughter's while we were in our backyard.
6. A literal enforcement of this ordinance would place a hardship on myself and my family due to lack of safety and privacy from person's going by. There is a registered sex offender that resides at 632 Lomax Street Unit A. My family does not feel safe in our own backyard knowing that offender lives only a block away and could peer into our yard at us at any time.

IMPROVEMENTS LOCATION
ON THE LAND OF
PETER S. MELLOR
IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND

York Smith
8/2/05



SURVEYOR CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE MADE OR SUPERVISED AN INSPECTION OF THE PROPERTY SHOWN FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON ONLY, WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY IN CONNECTION WITH THE CONTEMPLATED TRANSFER OF FINANCING OR REFINANCING. THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES AS SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

Christopher D. Waters 6-27-05
CHRISTOPHER D. WATERS DATE
PROFESSIONAL LAND SURVEYOR No. 11052

GENERAL NOTES

1. PROPERTY: 630 HOWARD STREET ADDRESS: EASTON, MARYLAND
2. CURRENT DEED REF. 1083 / 075
3. PLAT REFERENCE: 71 / 49
4. TAX MAP: 105, PARCEL 037
5. THE LAND SHOWN HEREON APPEARS TO BE WITHIN FLOOD ZONE "C", AS SCALED FROM F.I.R.M. 240067 0001 B DATED SEPTEMBER 26, 1984
6. DIMENSIONS SHOWN HEREON ARE MEASURED TO THE NEAREST FOOT.



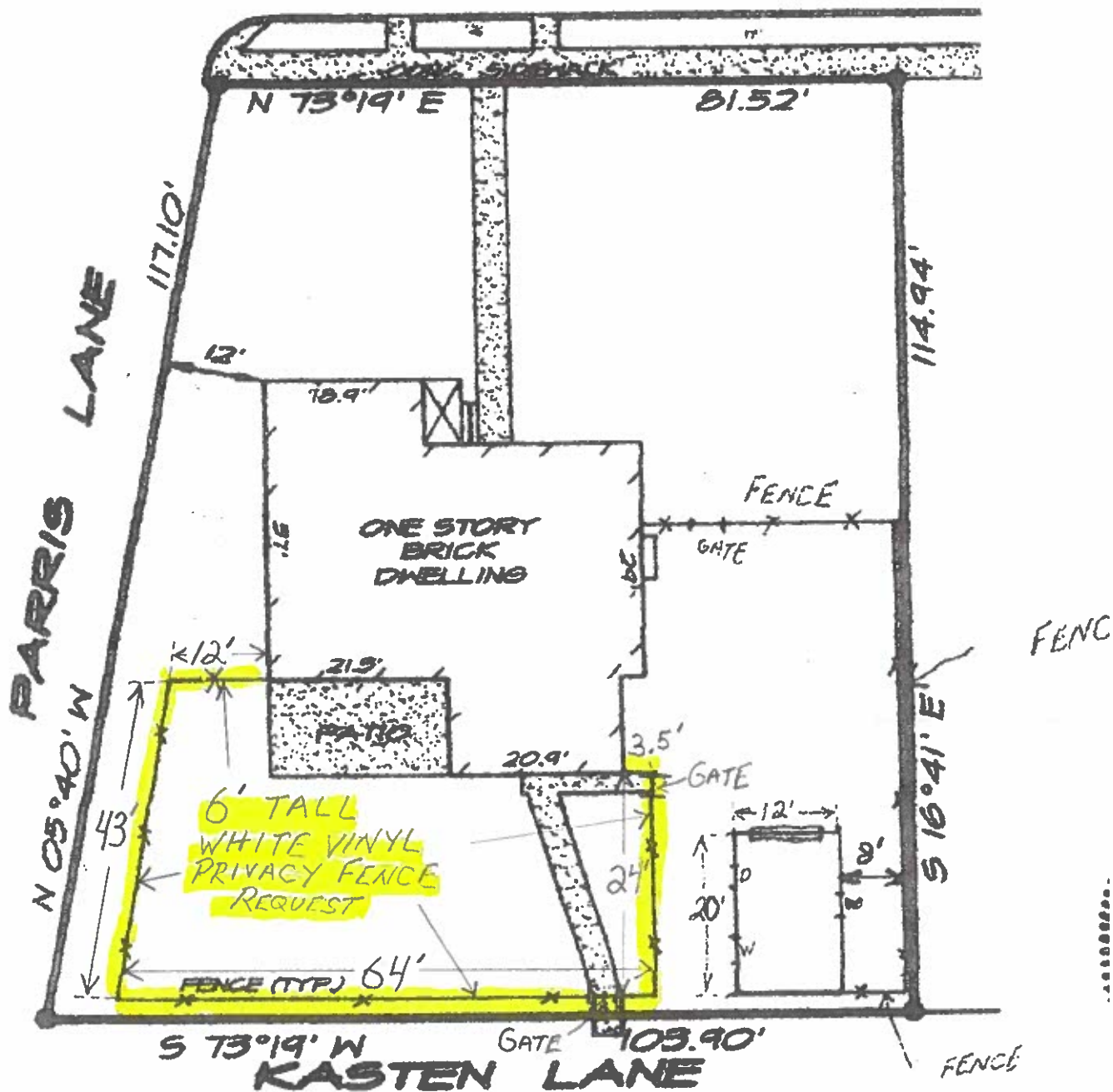
C & R
Professional Land Surveyors
BOUNDARY - SUBDIVISIONS - CONSTRUCTION
410-819-0333 - FAX 410-476-9957

DATE: 6 / 24 / 09
SCALE: 1" = 30'
DRAWN BY: KWA
JOB No. 05940

IMPROVEMENTS LOCATION
ON THE LAND OF
PETER S. MELLOR
IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND

3m
9

HOWARD STREET



SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE, OR
OBTAINED AN INSPECTION OF THE PROPERTY SHOWN,
FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS

GENERAL NO.

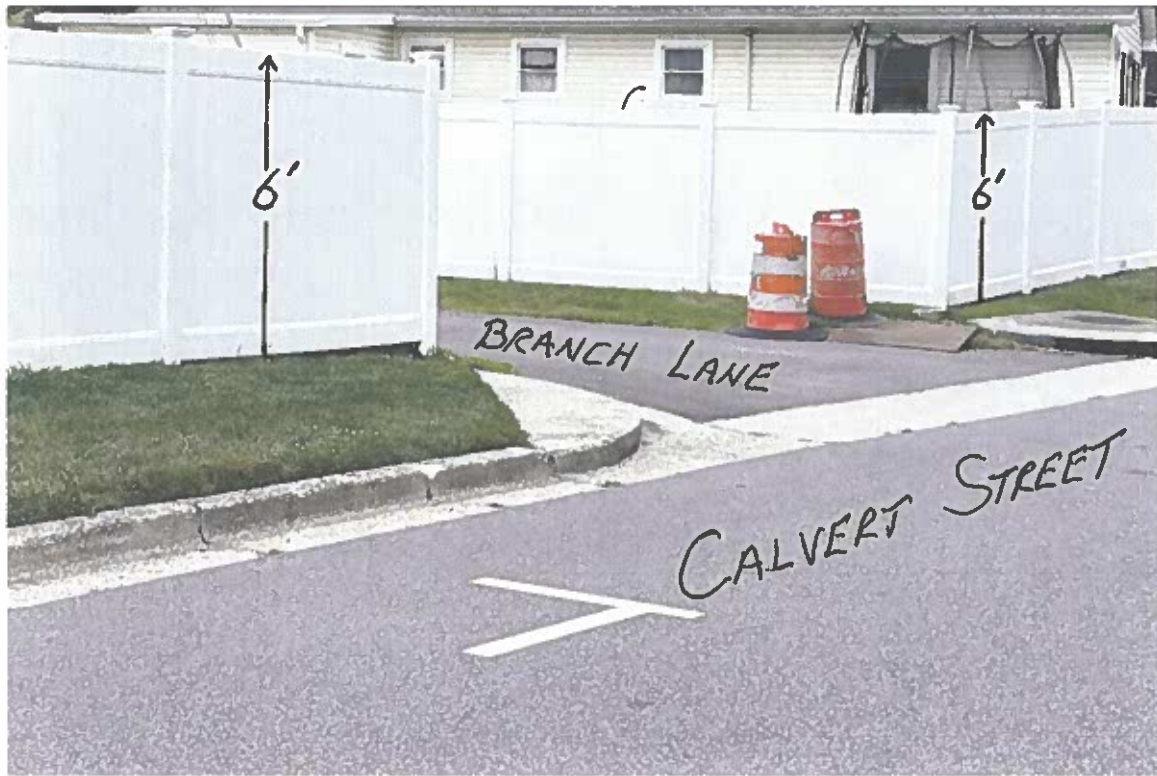
630 HOWARD ST. EASTON



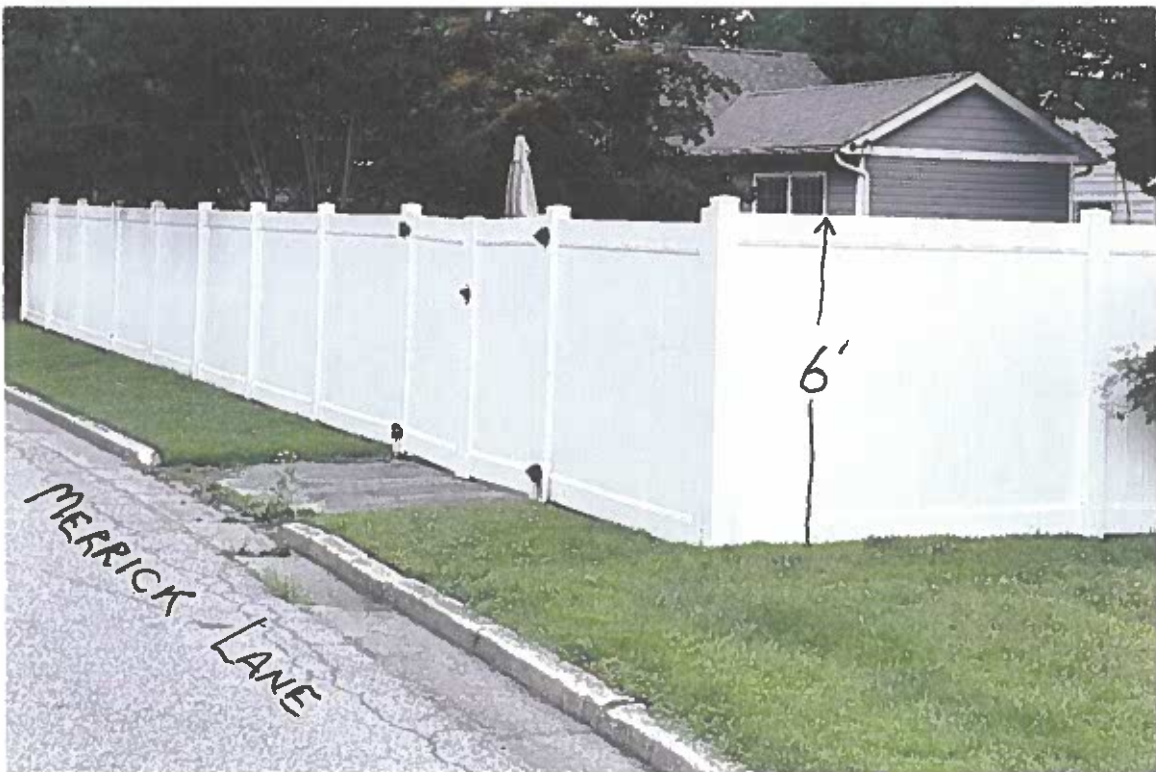
EXISTING FENCE ON PROPERTY



SIMILAR FENCE ON CORNER LOTS



SIMILAR FENCE IN NEIGHBORHOOD



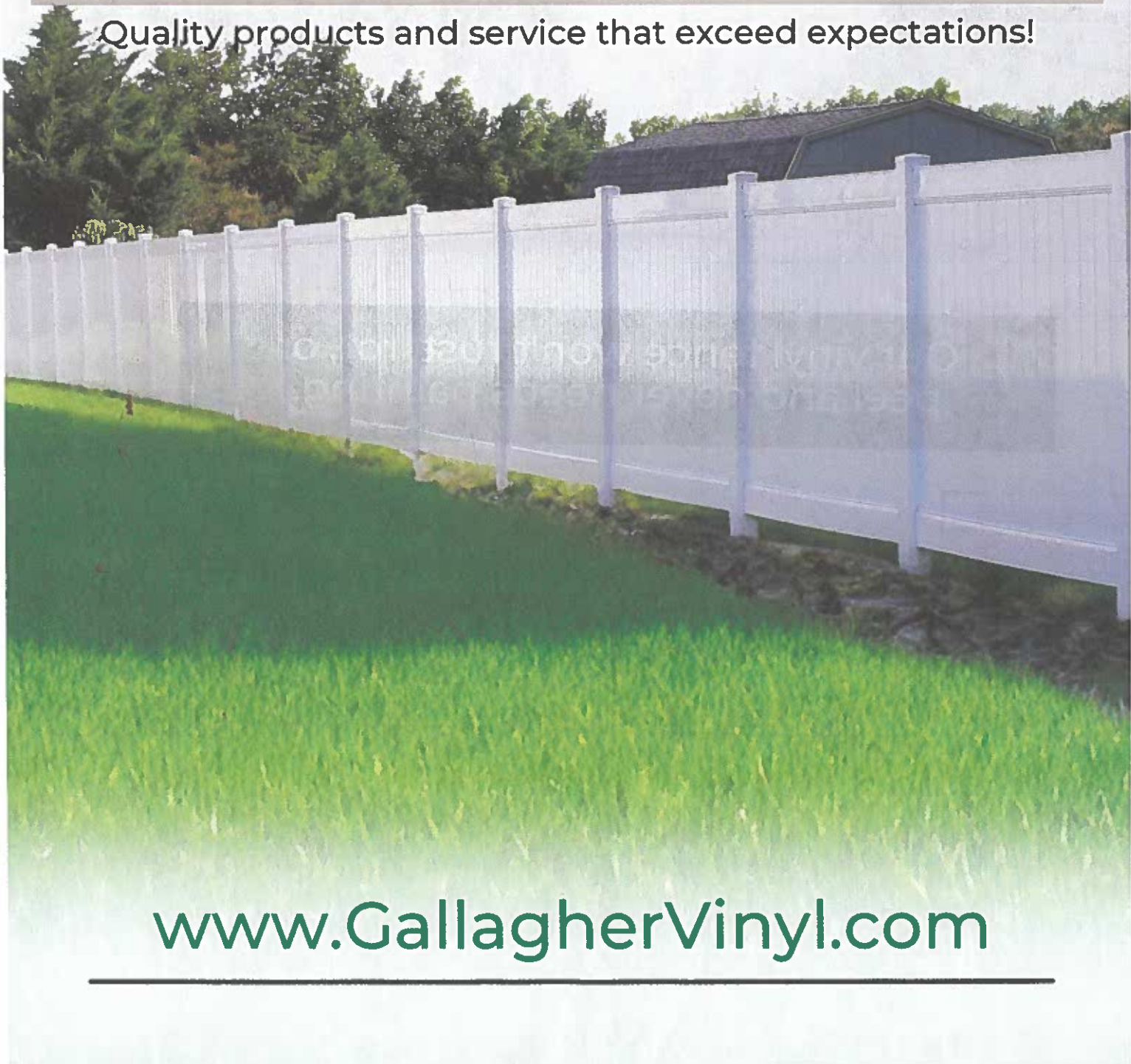
VINYL FENCE CATALOG

GALLAGHER

VINYL PRODUCTS



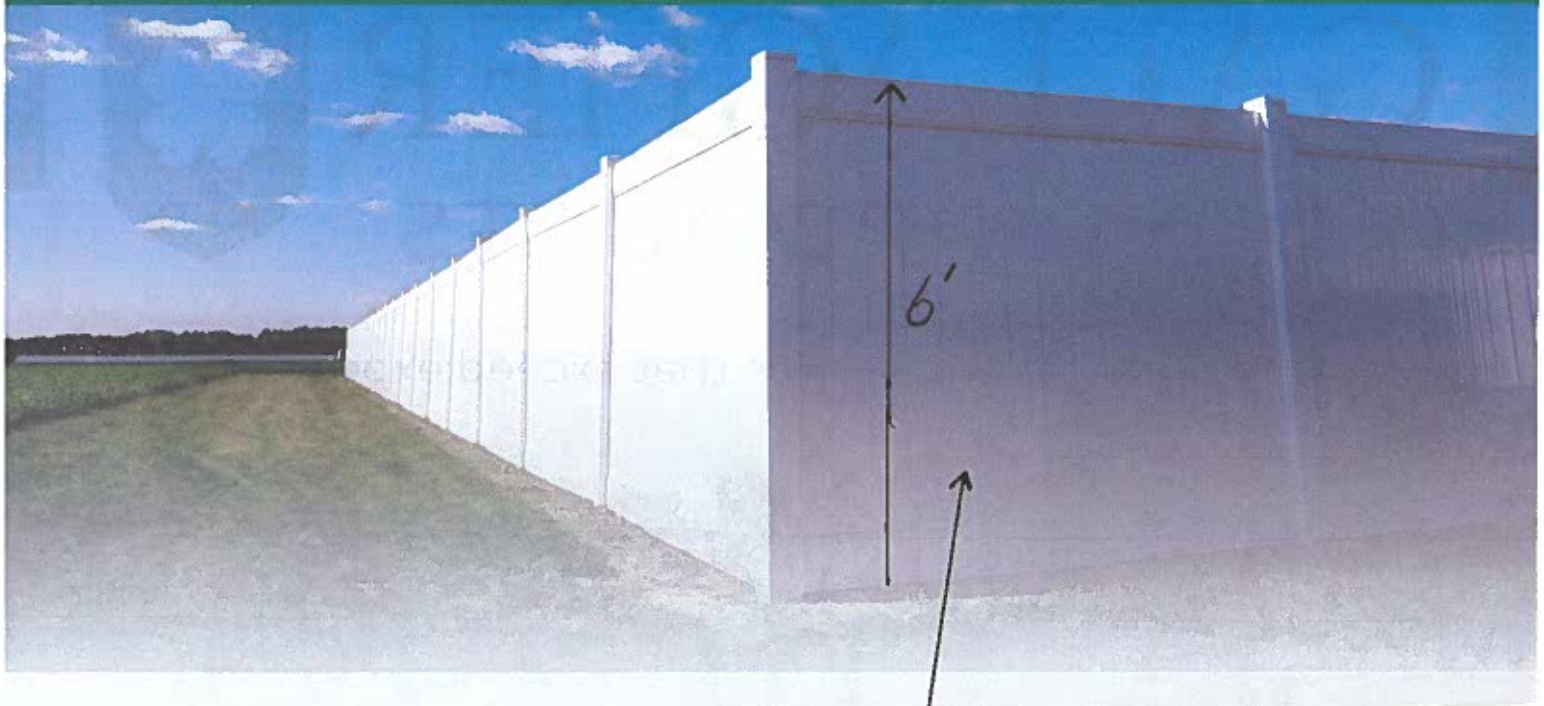
Quality products and service that exceed expectations!



www.GallagherVinyl.com

PROPOSED FENCE FOR NEW

PRIVACY



Our vinyl fence won't rust, rot, or peel and never needs painting.



Available Heights: 4', 5', 6', 7' and 8'

Widths: 6' and 8'

for 7'H and 8'H, 6' wide ONLY

Colors: White, Tan, and Khaki

Post Recommendation: 5"

Pickets: 7/8" x 6" Tongue and Groove

Rails: 2" x 7" Nexus or 1.75" x 5.5"

Deco Top & Bottom Rail - 1.75" x 5.5" Mid-Rail where required

PROPOSED STYLE, SIZE & COLOR

This Deed, Made this 29th day of June, 2005, by MARYBETH WEBSTER, Grantor, and PETER S. MELLOR and JACQUELINE J. MELLOR, Grantees.

W i t n e s s e t h:

THAT FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND DOLLARS and 00/100 (\$250,000.00) and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, the said MARYBETH WEBSTER does hereby grant and convey unto the said PETER S. MELLOR and JACQUELINE J. MELLOR, husband and wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs, personal representatives and assigns of the survivor, forever, in fee simple, all the hereinafter described property:

ALL that lot or parcel of ground on the south side of Howard Street in the Town of Easton, Talbot County, Maryland, which is described as follows, that is to say:

BEGINNING for the same at a Concrete Monument found at the southeasterly corner of the intersection of Howard Street and Parris Lane, said Monument being at the northwesterly corner of the herein described land, and from said Place of Beginning running (1) by and with the southerly side of said Howard Street, North 73 degrees 19 minutes 00 seconds East 81.52 feet (erroneously shown as 76.5 feet on a plat recorded in Liber 9, folio 3) to an Iron Rod set and the land of Huey J. Erskine, III, and Sharon Erskine (Liber 500, folio 788); thence (2) by and with the said Erskine land, South 16 degrees 41 minutes 00 seconds East 114.94 feet to an Iron Rod set and the north side of Kasten Lane; thence (3) by and with the northerly side of said Kasten Lane, South 73 degrees 19 minutes 00 seconds West 103.90 feet to a Concrete Monument found and the east side of the aforementioned Parris Lane; thence (4) by and with the easterly side of said Parris Lane, North 05 degrees 40 minutes 00 seconds West 117.10 feet to the Place of Beginning.

THE above parcel of land being more particularly shown upon a plat entitled: "LOCATION OF IMPROVEMENTS ON THE LAND OF PAUL B. AYERS AND BARBARA C. AYERS IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND" made by McCrone, Scale 1" = 30', dated September, 1986 and recorded in Plat Liber 71, folio 49.

BEING the same property which was conveyed unto MARYBETH WEBSTER from ANDREW R. JENSEN and KIMBERLY D. JENSEN, his wife, by Deed dated September 4, 2002, and recorded among the Land Records of Talbot County, Maryland in Liber No. 1083, folio 877.

LIBER 1345 FOLIO 544

Together with the buildings and improvements thereon 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.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said **PETER S. MELLOR and JACQUELINE J. MELLOR**, husband and wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs, personal representatives and assigns of the survivor, forever, in fee simple; **SUBJECT, HOWEVER, to the Restrictions contained in a Deed from Paul B. Ayers, et ux. To Eric S. Rosen, et ux., dated September 23, 1986 and recorded among the Land Records of Talbot County, Maryland in Liber 620, folio 969.**

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

As Witness the hand and seal of the Grantor, the day and year first above written.

WITNESS:

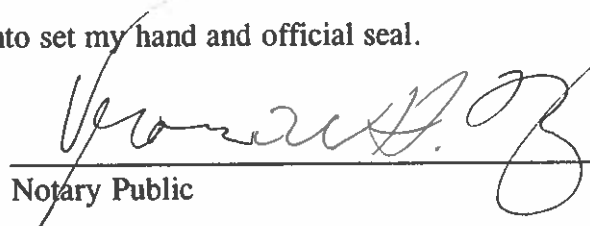


 {SEAL}
MARYBETH WEBSTER

State of Maryland
County of Talbot, to wit:

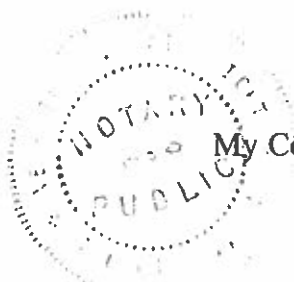
I Hereby Certify that on this **29th** day of **June, 2005**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **MARYBETH WEBSTER** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained; and further acknowledged said instrument to be her act, giving oath under penalties of perjury that the consideration recited is correct.

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



Notary Public

My Commission Expires: 3/1/08





TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

July 31, 2026

Peter and Jacqueline Mellor
630 Howard Street
Easton, Maryland 21601

Re: BOZA Application V - 1789 / V 26 - 05
630 Howard Street
Tax Map 0103, 00EA, Parcel 0837
Easton, Maryland 21601

Mr. and Mrs. Mellor,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, August 18, 2026 at 9:00 A. M.*** in the Chambers of the Mayor and Council of Easton. You should appear at the above time and place, together with any witnesses you may care to present and be prepared to submit evidence, which will establish:

1. That granting the application will not be contrary to the public interest;
2. That granting the application will be in harmony with the purpose and intent of the Ordinance;
3. That granting the application will not be injurious to the neighborhood or otherwise detrimental to the public welfare;
4. That owing to conditions peculiar to the property (ie, an unusual or extraordinary circumstance regarding your property) warrants a variance being granted;
5. That the conditions of the property are not the result of any action taken by the applicant;
6. That a literal enforcement of the Ordinance will result in practical difficulty or hardship to the applicant.

Please be prepared to answer the six listed items above at the time of the Hearing. If there are any restrictions attached to the deed of the property subject to this application, please advise the Board thereof.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning and Zoning Department
410-822-1943 ssmith@eastonMD.gov



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

August 3, 2026

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, August 18, 2026 at 9:00 a.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. The Town of Easton Zoning Ordinance requires that owners of property located within 400 feet of a parcel on which certain types of applications are pending be given notice of upcoming meetings or hearings. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. Notice has also been sent to the Star Democrat, a sign has been posted at the subject property and the hearing agenda has been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Application V - 1789 / V 26 - 05 has been filed by Peter and Jacqueline Mellor (Owner/Applicant), pursuant to Section 28-1303.5.C of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Variance from Section 28 - 1006.D.1, the maximum permitted height of four (4) feet for fences, walls, and hedges above the elevation of the surface of the ground in any front yard. The Applicant is seeking to construct a 72" tall fence on a corner lot. The property is located at 630 Howard Street, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 0837, and is situated in the R-10A – Residential District.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting via the Agenda & Minutes page of the Town's website at www.eastonmd.gov.** If you have any questions or comments regarding this application, please contact the Planning Office at (410) 822-1943 or via email at planningandzoning@eastonmd.gov.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov



Subject property posting pursuant to
Section 28-1303.5.B.3 of the Town of Easton Zoning Code
July 31, 2026

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND
COUNTY OF: Talbot County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "Application V - 1789 / V 26 - 05..." was published in the:

The Star Democrat 08/01/26



**Orestes Baez
President & Publisher**

NOTICE	
Notice is hereby given that Application V - 1789 / V 26 - 05 has been filed by Peter and Jacqueline Mellor (Owner/Applicant), pursuant to Section 28-1303.5.C of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Variance from Section 28 - 1006.D.1, the maximum permitted height of four (4) feet for fences, walls, and hedges above the elevation of the surface of the ground in any front yard. The Applicant is seeking to construct a 72" tall fence on a corner lot. The property is located at 630 Howard Street, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 0837, and is situated in the R-10A - Residential District.	
The undersigned Board will hold a public hearing with respect to said application on Tuesday, August 18, 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	8/1/2026
3109821 SD	

NOTICE

Notice is hereby given that Application V - 1789 / V 26 - 05 has been filed by Peter and Jacqueline Mellor (Owner/Applicant), pursuant to Section 28-1303.5.C of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Variance from Section 28 - 1006.D.1, the maximum permitted height of four (4) feet for fences, walls, and hedges above the elevation of the surface of the ground in any front yard. The Applicant is seeking to construct a 72" tall fence on a corner lot. The property is located at 630 Howard Street, Easton, Maryland, also known as Tax Map 0103, Grid 00EA, Parcel 0837, and is situated in the R-10A – Residential District.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, August 18, 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.



Samantha Smith <ssmith@eastonmd.gov>

Fence Permit - Howard Dr.

1 message

amlewis via Planning and Zoning <planningandzoning@eastonmd.gov>
Reply-To: Planningandzoning@eastonmd.gov

Wed, Aug 5, 2026 at 1:05 PM

Dear Planning and Zoning Staff,

I am writing regarding the new fence that is requested to be installed in our neighborhood at residence on Howard Drive.

I would like to express that, in my opinion, the fence is not offensive and does not negatively impact the appearance or character of the neighborhood. I believe it is consistent with the surrounding properties and does not create a nuisance.

Thank you for your time and for considering my comments. Please let me know if you need any additional information.

Sincerely,

Angela Lewis

105 Parris Lane

Easton, MD 21601



Samantha Smith <ssmith@eastonmd.gov>

Fence

1 message

Tracey Leeson

Fri, Aug 7, 2026 at 11:07 AM

To: planningandzoning@eastonmd.gov

To whom it may concern.

My husband and I have no problem with the Mellor's on Howard street replacing their wooden fence with a vinyl fence. Theresa backyard faces our front yard. The new fence will look very nice. Ted and Tracey Leeson

Sent from my iPhone



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

EXHIBIT SUMMARY
for 7906 & 7894 OCEAN GATEWAY
SE - 1775 / SE 26 - 07
2026 - 08 - 18

Applicant notified of hearing date: Email: 2026-07-07 – 42 days

Exhibit A: P&Z Staff Report: 2026-08-11 – 7 days
EUC Comment Letter: 2026-07-14 – 32 days
July 21, 2026 Planning Commission Outcome Letter – 28 days

Exhibit B: Application

Application: 2026-07-07 – 42 days
Special Exception Application SE-1775
Special Exception Findings of Fact
June 29, 2026 ESDR Comment Response Letter
Sketch Site Plan
Building Renderings
Plat Exhibits
July 6, 2026 Owner Authorization Letter
January 1949 Recorded Deed
November 2021 Recorded Deed

Proof of Payment: 2026-07-07 – 42 days

Exhibit C: Public Notices

Applicant Hearing Letter: 2026-07-31 – 18 days

400' Notices Distributed: 2026-08-03 – 15 days

Picture of Property Sign Posting: 2026-07-31 – 18 days

Star Democrat Legal Advertisement: 2026-08-01 – 17 days

Star Democrat Proof

Certificate of Publication

4b

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

SUBJECT: SPECIAL EXCEPTION 1775

ELECTION WARD: Ward 4

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: Brett Ewing AICP on behalf of Talbot County Humane Society Inc

PURPOSE: The applicant is seeking a special exception to permit the construction and operation of what is best described as an “Animal Hospital or Veterinary Clinic” within the Commercial General (CG) zoning district.

RECOMMENDATION:

Staff supports a Board **approval** of this application with conditions. On July 16, 2026 the Planning Commission reviewed the sketch site plan for this project and granted sketch site plan approval. The Commission also voted to forward a **positive recommendation** to the Board of Zoning Appeals on this special exception request.

APPLICATION INFORMATION:	
APPLICANT: Talbot Humane Co. / Talbot County Humane Society Inc	REPRESENTATIVE: Brett Ewing AICP Lane Engineering, LLC 117 Bay Street Easton MD, 21601
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 105, Grid 00EA, Parcels 1665 & 2987	2.09

ACCEPTANCE DATE: July 7, 2026	LOCATION: 7894 & 7906 Ocean Gateway
EXISTING ZONING CG	EXISTING LAND USE: Commercial
HISTORIC DISTRICT: No	FUTURE LAND USE: Commercial

CONTEXT:

Location/Site Access – The subject properties front Ocean Gateway (US-50), which is best classified by the Maryland Department of Transportation (MDOT) as a principal arterial. Vehicular access to the site will be accommodated by a private access road. There is no public sidewalk proposed on or adjacent to the site.

Existing Conditions – The properties are currently developed with two (2) separate commercial structures. The structure on the southern parcel (7894 Ocean Gateway) is the site of the current Humane Society. There is an existing parking lot located on the northern most parcel (7906 Ocean Gateway) which contains thirty-seven (37) vehicular parking spaces. There is also vehicular parking located on parcel 1665, lot 2 and parcel 2987.



Figure 1: Site Overview (2024 Aerial Imagery)

Background –

On January 26, 1999, the Board of Zoning Appeals approved a Variance (V-520) from the 200-foot minimum setback from all property lines for any buildings or runs associated with a kennel, along with a Special Exception for the use of a '*Commercial Kennel*'. The applicant was required to provide screening from the view of adjacent parcels.

The applicant submitted an application to the Easton Staff Development Review Committee on June 24, 2026.

On July 16, 2026 the Planning Commission reviewed the sketch site plan for this project and granted sketch site plan approval. The Commission also voted to forward a positive recommendation to the Board of Zoning Appeals on this special exception request.

Surrounding Properties –

	Land Use	Zoning District(s)	Future Planned Land Use
West	Institutional	R-7A	Residential
North	Commercial	CG	Commercial
South	Vacant	CG	Commercial

PROPOSAL: The applicant is proposing to demolish the two (2) existing commercial structures located on parcel 2987 and parcel 1665, lot 2. The gravel and asphalt parking on these parcels as well as a storage shed will also be removed. On Parcel 1665, lot 1, the existing asphalt parking lot will be re-configured. The demolition will be phased to allow the existing facility to remain operational while the new structure is being built. The new structure will be significantly larger than the existing with a proposed floor area of 12,906 square feet. A majority of the site parking (34-spaces) will be located to the north of the building in the re-configured parking lot. Twelve (12) spaces as well as a sallyport will be located to the south of the building. Landscape buffers will be planted along the southern and western property lines and a portion of the eastern property line.

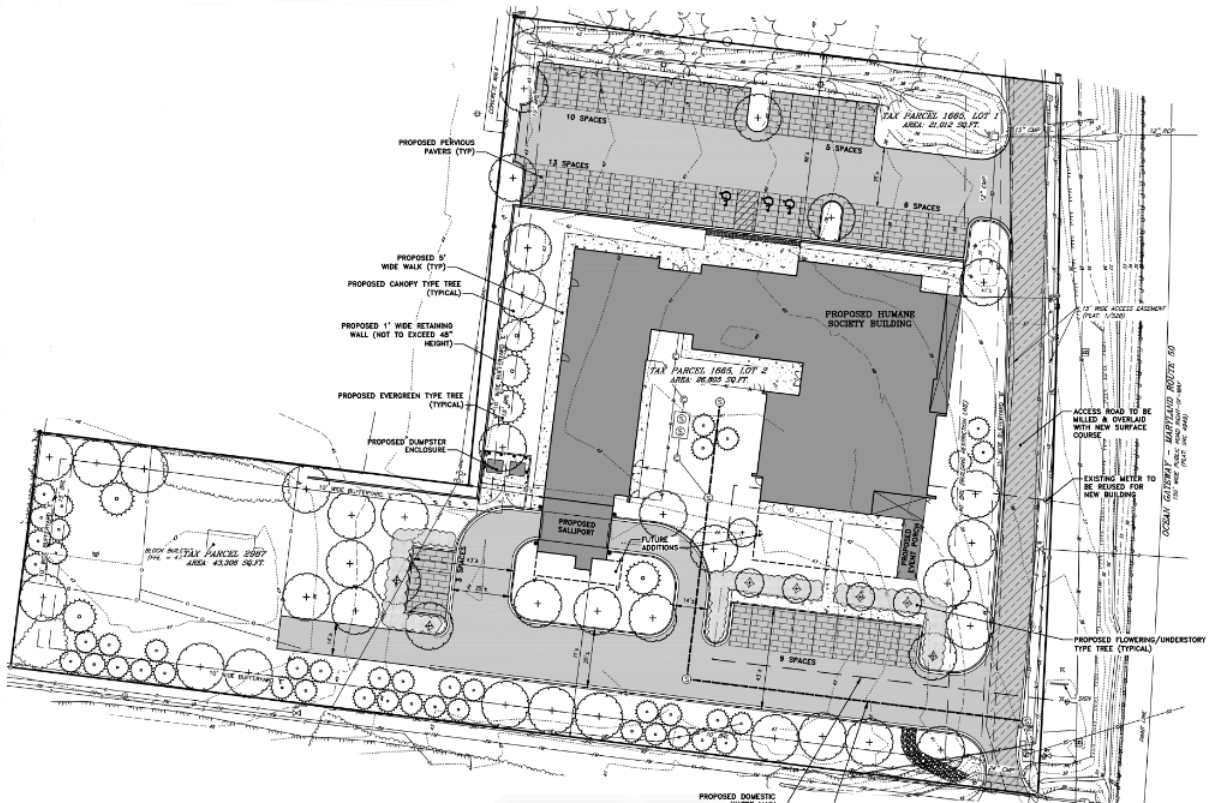


Figure 3: Proposed Site Plan

POLICY ANALYSIS (SPECIAL EXCEPTION):

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

Analysis – The proposed use conforms to all of the minimum requirements of the CG district found in §28-306.2 (See below):

	Required	Proposed
Lot Size (Minimum)	20,000 sqft	91,123 sqft
Lot Frontage (Minimum)	60 ft	300 ft
Off-street Parking (Min, Max)	20, 65	46
Front Setback (Minimum)	40 ft	41ft
Rear Setback (Minimum)	15 ft	32 ft
Side Setback (Minimum)	10 ft	88 ft & 71 ft
Building Envelope (Minimum)	20ft deep x 30ft wide	180ft deep x 315ft wide
Building Height (Maximum)	50 ft	< 50 feet
Lot Coverage (Maximum)	50%	15.2%
Site Lighting	Low cut-off shielded luminaries at 18' height and light shall not shine off-site at levels greater than 1-foot candle.	Not Specified
Landscaping	Buffer yards per §28-1014	Provided

In addition to the minimum requirements of the CG Zoning District, animal hospitals are subject to supplemental standards found in §28-1007.2.A.2. Animal hospitals are required to dispose of animal waste “through approved, safe means and shall be separate from regular trash disposal.”

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 expansion of that use will have additional impacts beyond the historic use of this property. The disposal of animal waste will need to be conducted in accordance with §28-1007.2.A.2.

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. Easton Utilities has reviewed the provided plans and has no comments indicating there will be no adverse impacts on public utilities.

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 amount of traffic generated by the proposed use will be similar to the use that currently exists on this site. Adequate parking has been provided on site which exceeds the

minimum requirement. No changes are being proposed to the Route 50 access that will impact ingress and egress.

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 –Such uses by nature have the potential to generate pet odor and noise. However, the proposed structure is setback further from surrounding residents than the existing facility and buffered by proposed landscaping. There is no record of any issues relating to smoke, odor, or noise stemming from this property’s current use. The Engineering Department reviewed the sketch stormwater management plan on June 4, 2026 and found it to be acceptable.

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

Analysis – The proposed use does not represent a change to the established character of the area as this use has operated from this site for many years. The US-50 corridor as well as the surrounding area is mainly commercial in nature which is consistent with the proposed use.

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 generally supportive of the re-development of parcels. Such development helps relieve development pressure on previously undeveloped land and has less of an environmental impact. The 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 three (3) years from the date the special exception is granted.
2. The applicant shall record a lot line revision plat which reconfigures the parcels as depicted on the special exception plans titled “Existing Conditions & Demolition Plans” prepared by Lane Engineering and dated July 7, 2026.
3. Prior to development site plan approval, specifications for site lighting and a photometric analysis shall be provided.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Special Exception 1775 with staff's recommended conditions.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1775 based on the following findings...

OR

3. I move an alternate motion.



EASTON UTILITIES

Life. Made better.™

Easton Utilities Commission

Plan Review Comments

Date: 07/10/26

To: Sierra Clem, Nancy Pinkney

From: Kia Gibbs on behalf of Aaron Goller, PE

Address: 7894 & 7906 Ocean Gateway

Project Name: Talbot County Humane Society

Phase: Board of Zoning Appeals (BOZA)

SUBM:

Status: **APPROVED**

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

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

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



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

July 21, 2026

Brett Ewing
Lane Engineering
117 Bay Street
Easton, Maryland 21601

Re: Application 2026 - 1750

7906 & 7894 Ocean Gateway - Talbot County Humane Society
Tax Map 0105, Grid 00EA, Parcels 1165 & 2987, Lots 1 & 2
Easton, Maryland 21601

Mr. Ewing,

At their regularly scheduled meeting on July 16, 2026, the Town of Easton Planning Commission (Commission) reviewed the above referenced application to request sketch site plan approval for the redevelopment of the existing Talbot County Humane Society facility, and the construction of a new main office with associated facility improvements.

The Commission voted 4 - 0 to approve the sketch site plan as submitted, and for a positive recommendation to the Board of Zoning Appeals for a Special Exception pursuant to Section 28-201, use (2) 202 in Table 2.1 of the Zoning Ordinance to be utilized as an Animal Hospital or Veterinary Clinic* in the CG - Commercial General zoning district.

Any person aggrieved by this decision may, within thirty (30) days of the Planning Commission's decision, file an appeal with the Town Planner and with the Board of Zoning Appeals specifying the grounds thereof. Should you have questions concerning the above finding, please contact this office at 410-822-1943.

Sincerely,

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov

CC: Talbot County Humane Society, Inc.
Bill Stagg

**TOWN OF EASTON****PLANNING AND ZONING**

14 SOUTH HARRISON STREET, EASTON, MD 21601

BOARD OF ZONING APPEALS APPLICATION**APPLICATION TYPE**☐ VARIANCE ☐ APPEAL ☒ SPECIAL EXCEPTION**PROPERTY INFORMATION**

ADDRESS	7906 & 7894 Ocean Gateway, Easton, MD 21601 (Parcel 1665 Lots 1 & 2 and Parcel 2987)						
TAX MAP	105	GRID	0	PARCEL	1665 & 2987	LOT	1 & 2
DEED REFERENCE	LIBER	2920	FOLIO	107			
PLAT REFERENCE	LIBER	76	FOLIO	44			
EXISTING USE	Animal Hospital (Talbot Humane)						
ZONING DISTRICT	CG						

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

NAME	Talbot Humane Co. / Talbot County Humane Society, Inc.		
MAILING ADDRESS	7894 Ocean Gateway, Easton, MD 21601		
TELEPHONE NO.		EMAIL	

APPLICANT OR AGENT

NAME	Brett Ewing, AICP, Lane Engineering, LLC		
MAILING ADDRESS	117 Bay Street, Easton, MD 21601		
TELEPHONE NO.		EMAIL	

Surveyor / Engineer

NAME	Alec Chosta, P.E., Lane Engineering, LLC		
License Number and Expiration	51461 4/4/2028		
MAILING ADDRESS	117 Bay Street, Easton, MD 21601		
TELEPHONE NO.		EMAIL	

REQUEST DETAILSSUBJECT TO PREVIOUS BOZA APPLICATION Y ☒ N ☐ZONING ORDINANCE SECTION

Chapter 28, Article II, Table 2.1.B

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

SIGNATURE OF APPLICANT OR AGENT		
Date	6/30/2026	
PRINTED NAME OF APPLICANT OR AGENT	Brett Ewing, AICP, Lane Engineering, LLC	

For Office Use Only

Project Number	SE 26 - 07	Fee Received	\$250.00
Application Number	SE - 1775	Application Notification	08/03/2026
Filing Date	07/07/2026	Property Posting Date	08/03/2026
BOZA Hearing Date	08/18/2026	Notice(s) Published	08/01/2026
If ESDR, Date	06/24/2026		

Revised 11-2023

Lane Engineering, LLC

Established 1986

Civil Engineering • Land Planning • Land Surveying • Environmental • Marine

15 Washington Street
Cambridge, Maryland 21613
Tel 410-221-0818

117 Bay Street
P.O. Box 1767
Easton, Maryland 21601
Tel 410-822-8003
Fax 410-822-2024

354 Pennsylvania Avenue
Centreville, Maryland 21617
Tel 410-758-2095

July 21, 2026

Town of Easton
Planning and Zoning
c/o Miguel Salinas
14 S Harrison Street
Easton, MD 21601

RE: Talbot Humane Society Special Exception
7906 & 7894 Ocean Gateway, Easton, MD 21601

Dear Mr. Salinas,

Enclosed please find our Special Exception Application for the Talbot Humane Society redevelopment project. This project proposes the demolition of existing buildings and parking area and reconstruction of a new Humane Society building and parking area. As part of this project, we are proposing to abandon the lot lines between Parcel 2987 and Parcel 1665, Lots 1 & 2 to provide adequate space for the redevelopment. The purpose of this project is to expand and improve the existing Humane Society to modernize the facility and better serve the community. Below are our responses to the Special Exception Findings of Fact.

- a. We are proposing no change to the existing commercial use. This property is zoned Commercial General (CG) and is surrounded by mostly commercial properties. This project has gone through ESDR and Planning Commission review and has received concept approval. The site complies with all Town requirements.
- b. This facility has been in operation for decades and we are proposing no change to the use. This project proposes to modernize and expand the facility to better serve the community. This facility provides many valuable public services including but not limited to animal control, intervention and adoption, select veterinary services, and community support programs, all of which are beneficial to the health, safety, and general welfare of the residents and pets alike.
- c. The existing facility is currently served and we anticipate no additional service requirements as part of this project.
- d. There is no increase in activity or traffic anticipated. The facility will maintain the same number of employees, hours of operation, and general service area.

Job # 250350

Preliminary review of the concept application has been conducted by the Fire Marshal's office with no objections noted.

- e. The redevelopment will improve the functionality and appearance of the property. We are proposing no change to the existing use and the facility will have no adverse impact on the area or surrounding property.
- f. This property is located on Route 50 in an area that is predominantly commercial. The proposed redevelopment will modernize the facility and improve the character of the area.
- g. The project is compliant with the Comprehensive Plan and the design and performance standards therein. As previously detailed, we are proposing to maintain the existing commercial use on a property in the CG zoning district, and the redevelopment will improve the appearance and functionality of the property.

Sincerely,

LANE ENGINEERING, LLC

A handwritten signature in blue ink, appearing to read 'B. Ewing', with a long horizontal stroke extending to the right.

Brett C. Ewing, AICP
Principal

Lane Engineering, LLC

Established 1986

Civil Engineering • Land Planning • Land Surveyors

15 Washington Street
Cambridge, Maryland 21613
Tel 410-221-0818
Fax 410-476-9942

117 Bay Street
P.O. Box 1767
Easton, Maryland 21601
Tel 410-822-8003
Fax 410-822-2024

354 Pennsylvania Avenue
Centreville, Maryland 21617
Tel 410-758-2095
Fax 410-758-4422

June 29, 2026
Joseph A. Mayer
Town of Easton
14 S Harrison Street
Easton, MD 21601

Subject: Comment Response Letter No. 1 – 7906 Ocean Gateway

Dear Mr. Mayer,

We have reviewed the Town's ESDR Determination letter dated June 24, 2026 & corresponding plan review comments June 16, 2026 (Easton Utilities), June 23, 2026 (Planning & Zoning), & June 24, 2026 (Town Engineering) and have incorporated the input into our current Site Construction Plan set. Our responses are in order with your comment letters as follows:

Planning & Zoning – Sketch Site Plan

1. Plan updated.
2. Plan updated.
3. The parking lot to the north exists and is intended to be a replacement in kind that is coincident with the existing edge of pavement. All new parking areas updated to maintain a 10' setback from property line.
4. Special exception to be submitted separate and concurrent with the site plan.
5. All drive aisles updated to be 25' in width.
6. Acknowledged.

Easton Utilities – Sketch Site Plan

1. The water line shown on the concept plan is for proposed fire service. Notation added to plans identifying existing domestic meter service to be reused for new building (provided it meets flow requirements as dictated by the MEP & architect). It is understood that if this service is inadequate, a new meter & tap will need to be conducted on the main and the prior meter will need to be abandoned at the corporation stop.
2. Acknowledged all onsite utilities to be private ownership. Sanitary piping shown on the concept plan is schematic in nature and will be refined upon receipt of an interior plumbing plan from the project MEP, including any required calculations. The grease interceptor is to prevent animal hair from entering EUC's system from washdown areas.
3. Acknowledged.

Engineering Department – Sketch Site Plan

1. Mill and overlay now identified on sheet 1 for the existing shared access road. Mill and overlay is an activity that has no impact on stormwater quality or quantity calculations (no change to runoff conditions) – refer to MDE technical memo #4, dated January 19, 2018, for the state's position on resurfacing in-kind and without disturbance of underlying soil.
2. The area outlined is for a future building addition that will address stormwater requirements if/when it is constructed.
3. All drive aisles now updated to be 25' in width.

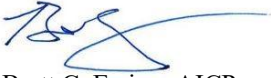


www.leinc.com
general@leinc.com

4. Suggestion noted. We will pursue fire marshal approval concurrent with technical design and as part of the building permit issuance.
5. Acknowledged, all stormwater areas (existing & proposed) to be placed under easement.

Thank you for your review of this project. Should you have any questions or need additional information, please contact me at 410-822-8003.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Ewing', with a long horizontal flourish extending to the right.

Brett C. Ewing, AICP
Principal



STANDING SEAM
METAL ROOFING -
ZINC

THERAMLLY MODIFIED
WOOD VERTICAL
SIDING - GREY

ALUMINUM
CANOPY AND
POSTS - BLACK

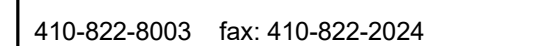
THERMALLY
MODIFIED WOOD
HORIZONTAL
SIDING - SHOU
SUGI BAN

ALUMINUM
CANOPY - BLACK

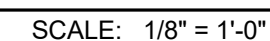
THERMALLY
MODIFIED WOOD
VERTICAL SIDING -
NATURAL WOOD



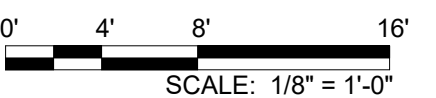




1. DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE, MASONRY, OR METAL STUD UNLESS OTHERWISE NOTED.
2. REFER TO A400-SERIES DRAWINGS FOR SLAB AND OTHER CONSTRUCTION TYPES AND TYPICAL DETAILS.
3. SEE A1## FOR ROOF PLAN
4. SEE A400-SERIES FOR ENLARGED PLANS AND SECTIONS.
5. SEE A6## FOR FINISH SCHEDULE AND LEGEND.
6. SEE A6## FOR DOOR SCHEDULE, DOOR TYPES AND HOLLOW METAL, CURTAINWALL, AND STOREFRONT TYPES.
7. COORDINATE REQUIREMENTS OF WORK WITH ALL OTHER TRADES.



FIRST FLOOR PLAN

[illegible]

COPYRIGHT © 2026







TALBOT HUMANE SOCIETY - PERSPECTIVE 3

2025206.00

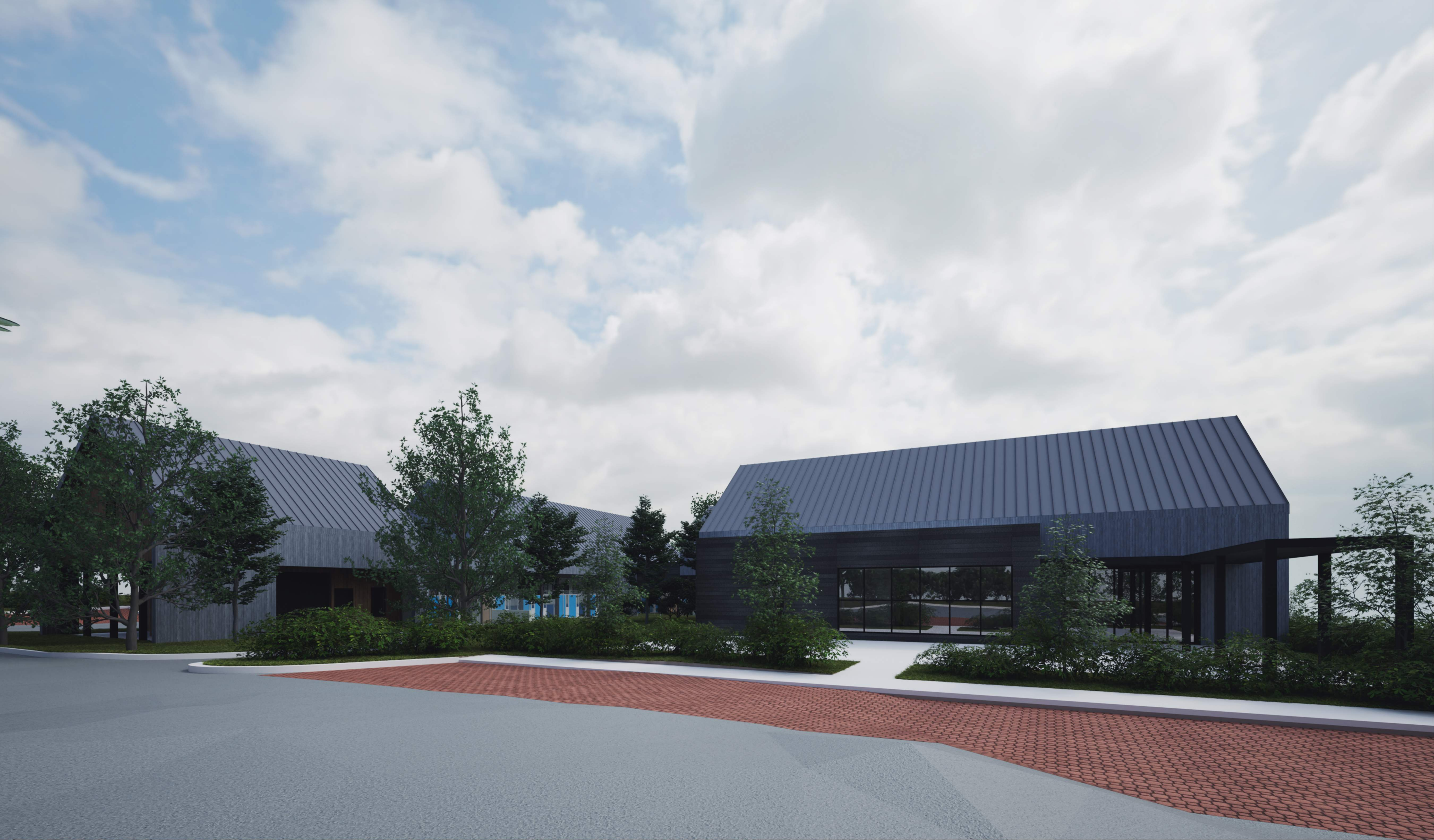
06.02.2026



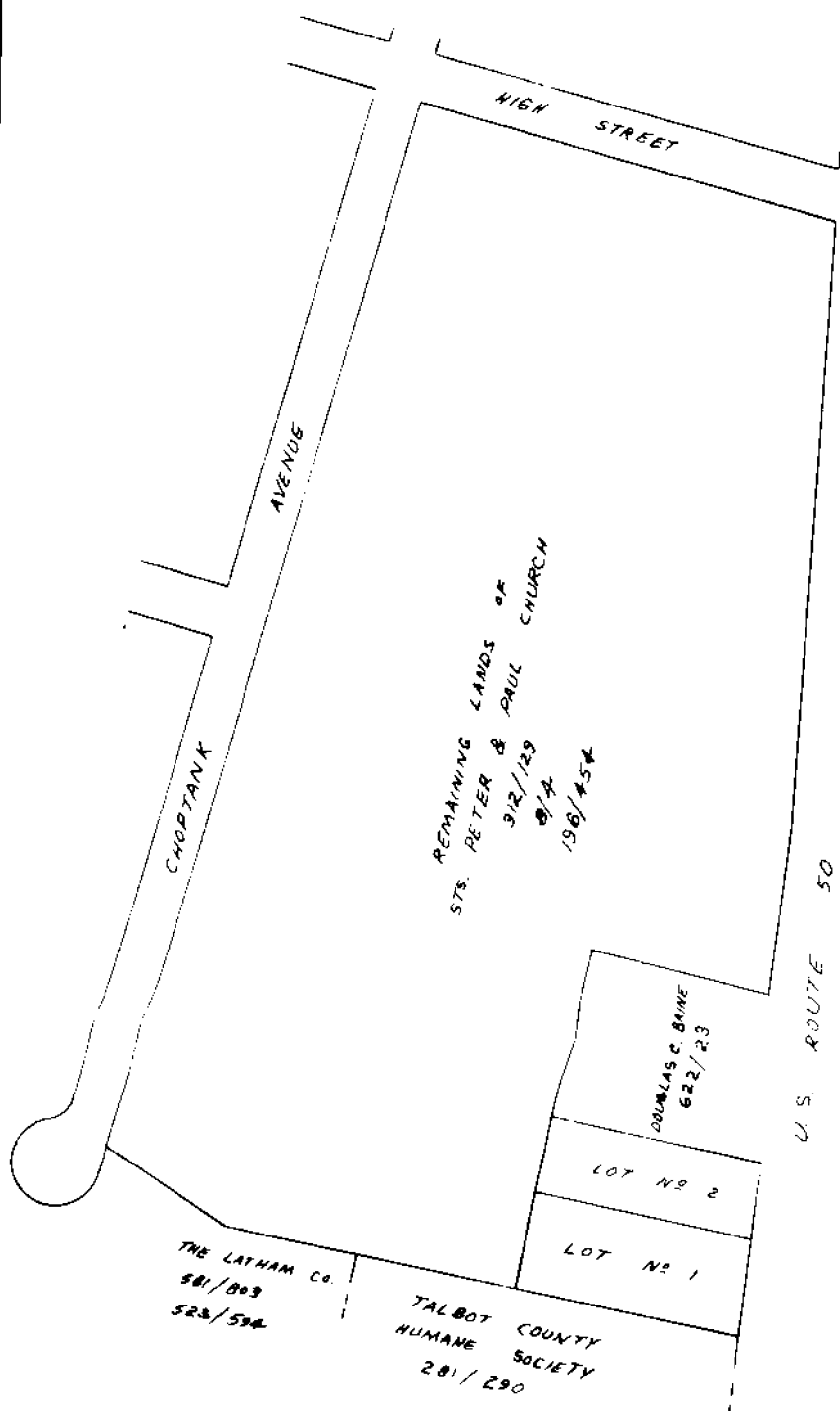
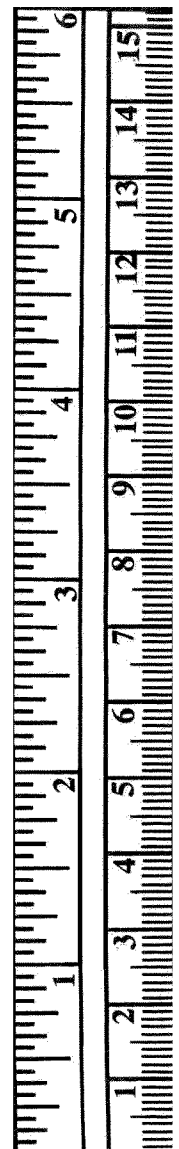
TALBOT HUMANE SOCIETY - PERSPECTIVE 4

2025206.00

06.02.2026



Page 61 of 61



OWNER AND SUBDIVIDER: STS. PETER & PAUL CHURCH
HIGH STREET
EASTON, MARYLAND 21601

REGISTERED PROPERTY LINE SURVEYOR: RALPH A. PORTER NO. 19
McCRONE, INC.
107 N. WEST STREET
EASTON, MARYLAND 21601

WATER: TOWN OF EASTON
SEWAGE DISPOSAL: TOWN OF EASTON
ZONING CLASSIFICATION: C-2, R-7A

APPROVED: TOWN OF EASTON PLANNING AND ZONING COMMISSION
TOWN OF EASTON ENGINEER

DATE

DATE

THIS SUBDIVISION IS APPROVED FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE SYSTEM AND THEIR USE IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWAGE PLAN AND D.H.M.H. REGULATION 10.17.03.

Ray J. Pinckard P.S.
HEALTH OFFICER - TALBOT COUNTY

DATE

PLANS FOR COMMUNITY WATER AND COMMUNITY SEWERAGE SYSTEMS OF THIS SUBDIVISION HAVE BEEN APPROVED BY THE STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE AND WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

William E. Sharp
WILLIAM E. SHARP - TRUSTEE

DATE

Rev. John J. Kavanaugh
REV. JOHN J. KAVANAUGH - PASTOR

DATE

WE, STS. PETER & PAUL CHURCH, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.

William E. Sharp
WILLIAM E. SHARP - TRUSTEE

DATE

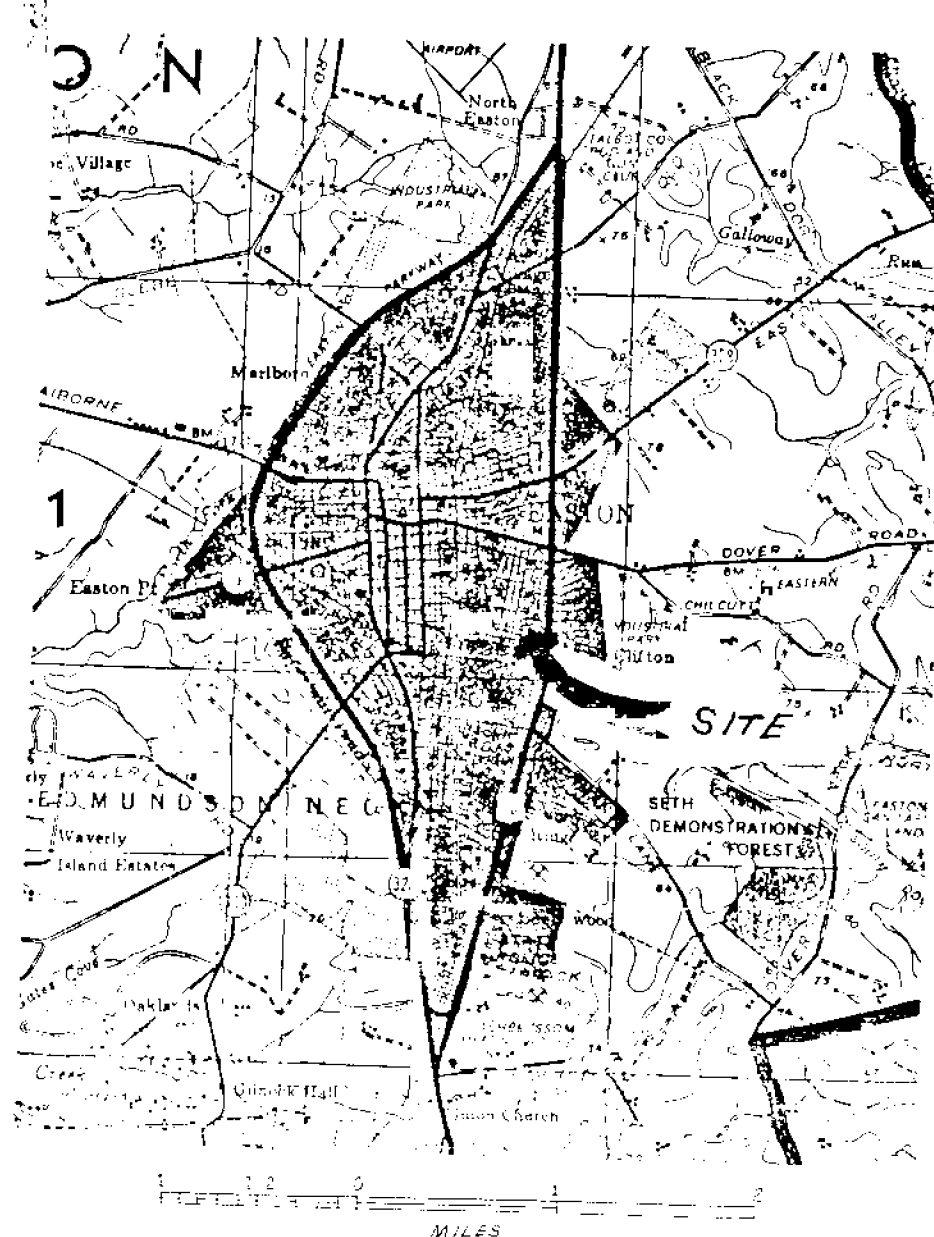
Rev. John J. Kavanaugh
REV. JOHN J. KAVANAUGH - PASTOR

DATE

Ralph A. Porter
RALPH A. PORTER
REGISTERED PROPERTY LINE SURVEYOR NO. 19
McCRONE, INC.
107 N. WEST STREET
EASTON, MARYLAND 21601

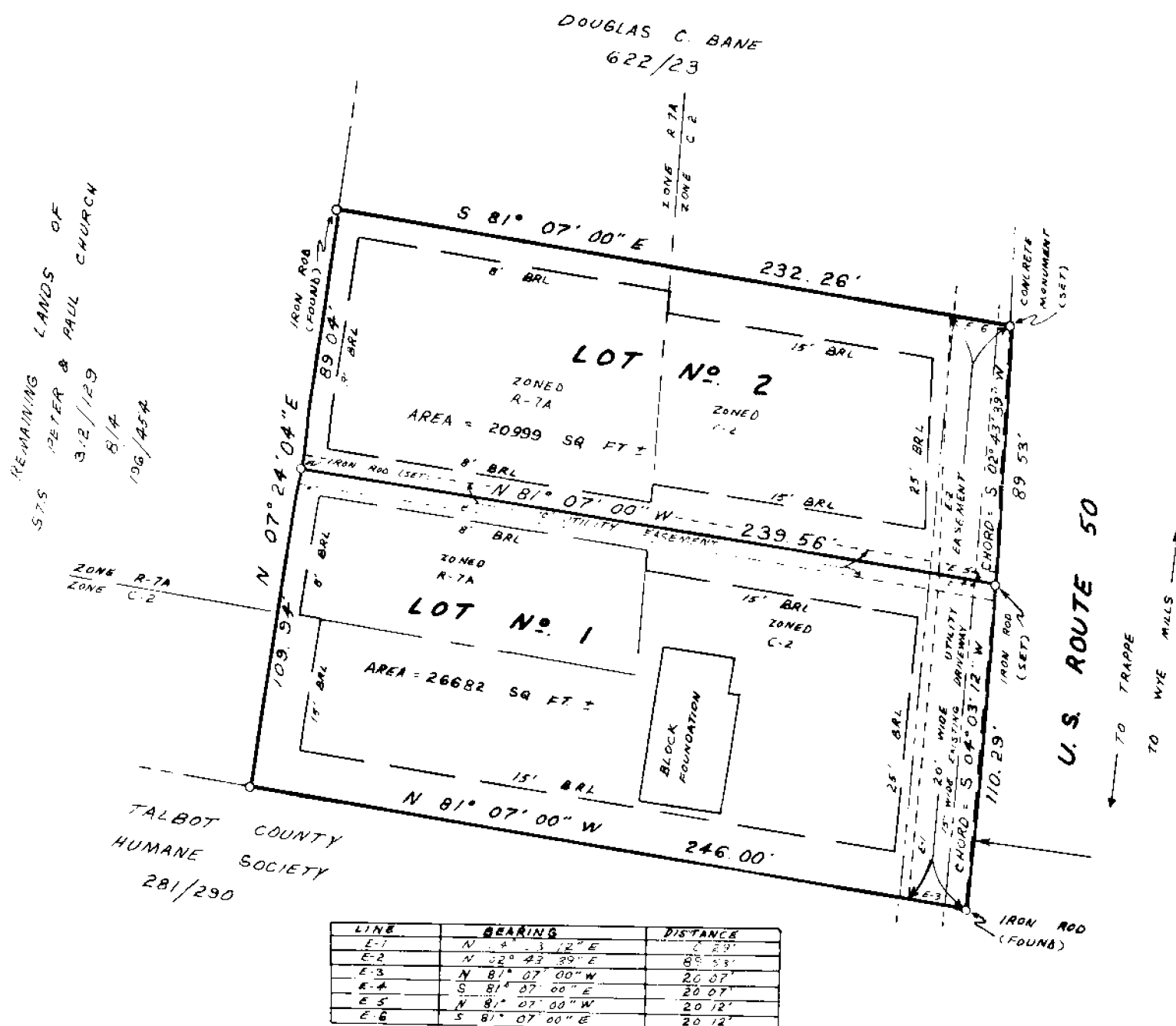
DATE

NOTE: THE LAND SHOWN HEREON IS WITHIN ZONE C, AN AREA OF MINIMAL FLOODING.



RECEIVED
T. 100

777004EX
03 1987 10-196 170



LINE	BEARING	DISTANCE
E-1	N 81° 07' 00" E	232.26'
E-2	N 81° 07' 00" E	239.56'
E-3	N 81° 07' 00" W	246.00'
E-4	S 81° 07' 00" E	110.29'
E-5	S 81° 07' 00" E	20.12'

FILE NO. 2351

SHEET NO. 1

PLAT OF
DIVISION OF THE LAND
OF STS. PETER & PAUL
CHURCH
IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND

DATE	27 AUGUST 1987
JOB NO.	5104098/7
FOLDER REF.	2351
DATE	
REVISION	

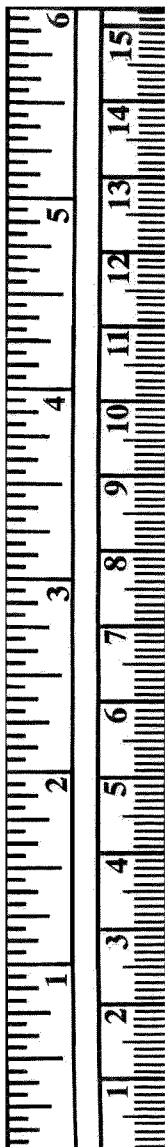
McCRONE

ENGINEERS ■ PLANNERS ■ SURVEYORS

ANNAPOLIS, MARYLAND

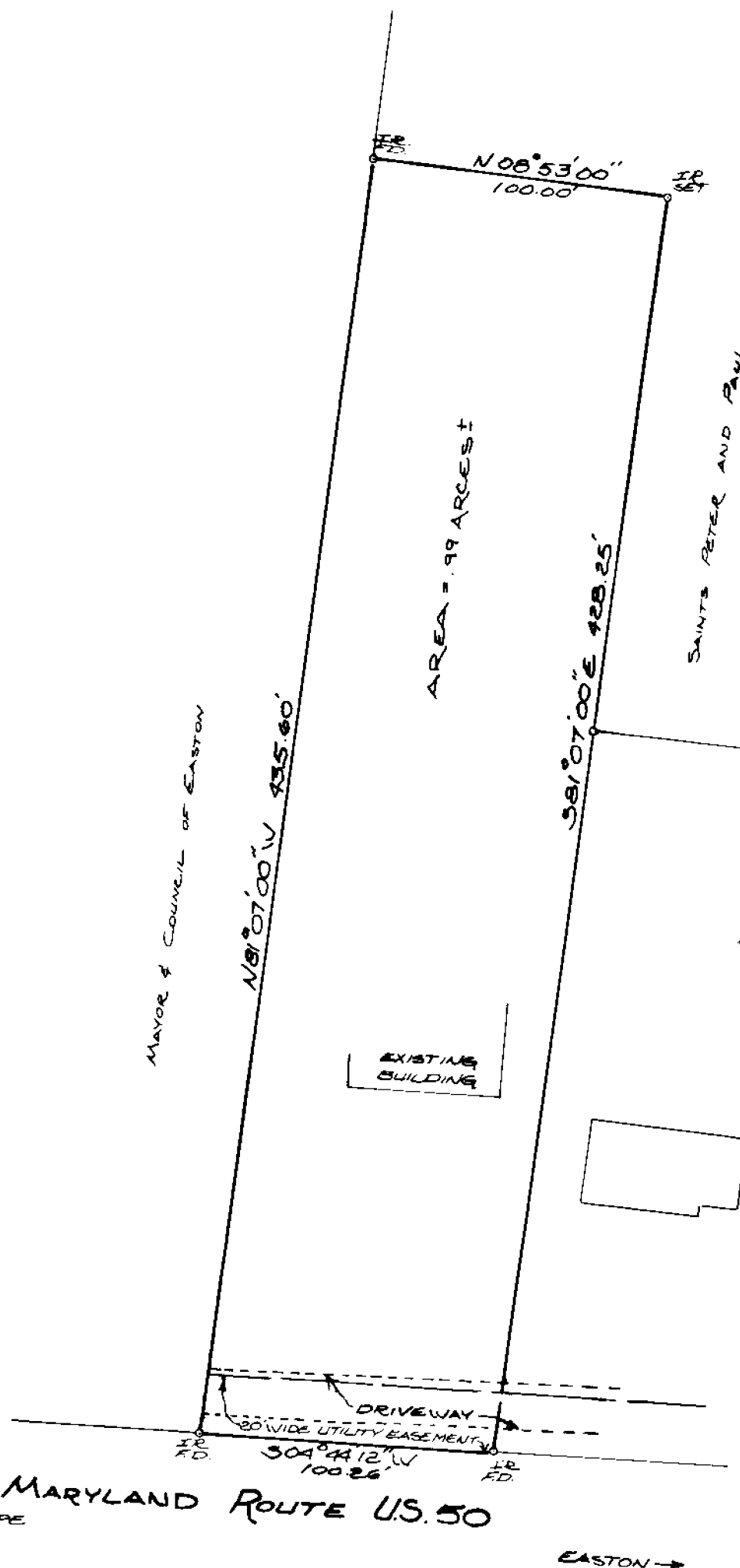
CENTREVILLE — CHESTERTOWN — DENTON — EASTON — ELKTON — LEONARDTOWN — PRINCE FREDERICK

Ralph A. Porter
9-8-87
SEAL



North

RECEIVED
TTL
2284444
01-11-10-16



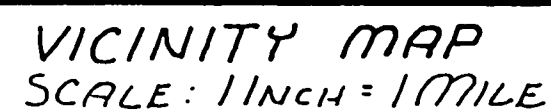
Ralph Arthur Porter

PLAT SHOWING
THE LAND OF
TALBOT COUNTY
HUMANE SOCIETY
TOWN OF EASTON TALBOT CO. MD.

McCRONE

Engineers • Planners
Surveyors
Annapolis, Maryland
Centreville • Chestertown • Denton • Easton
Elkton • Leonardtown • Prince Frederick

DRAWN BY MCW
SCALE 1" = 50'
DATE SEPT. 18, 1987
JOB NO 510410266
FOLDER 2351



REC FEE	0.50
TOTL	0.50

I hereby certify that to the best of my knowledge and belief
the improvements indicated hereon are located as shown.

Robert L. Wall 3-15-89
Property Line Surveyor Date

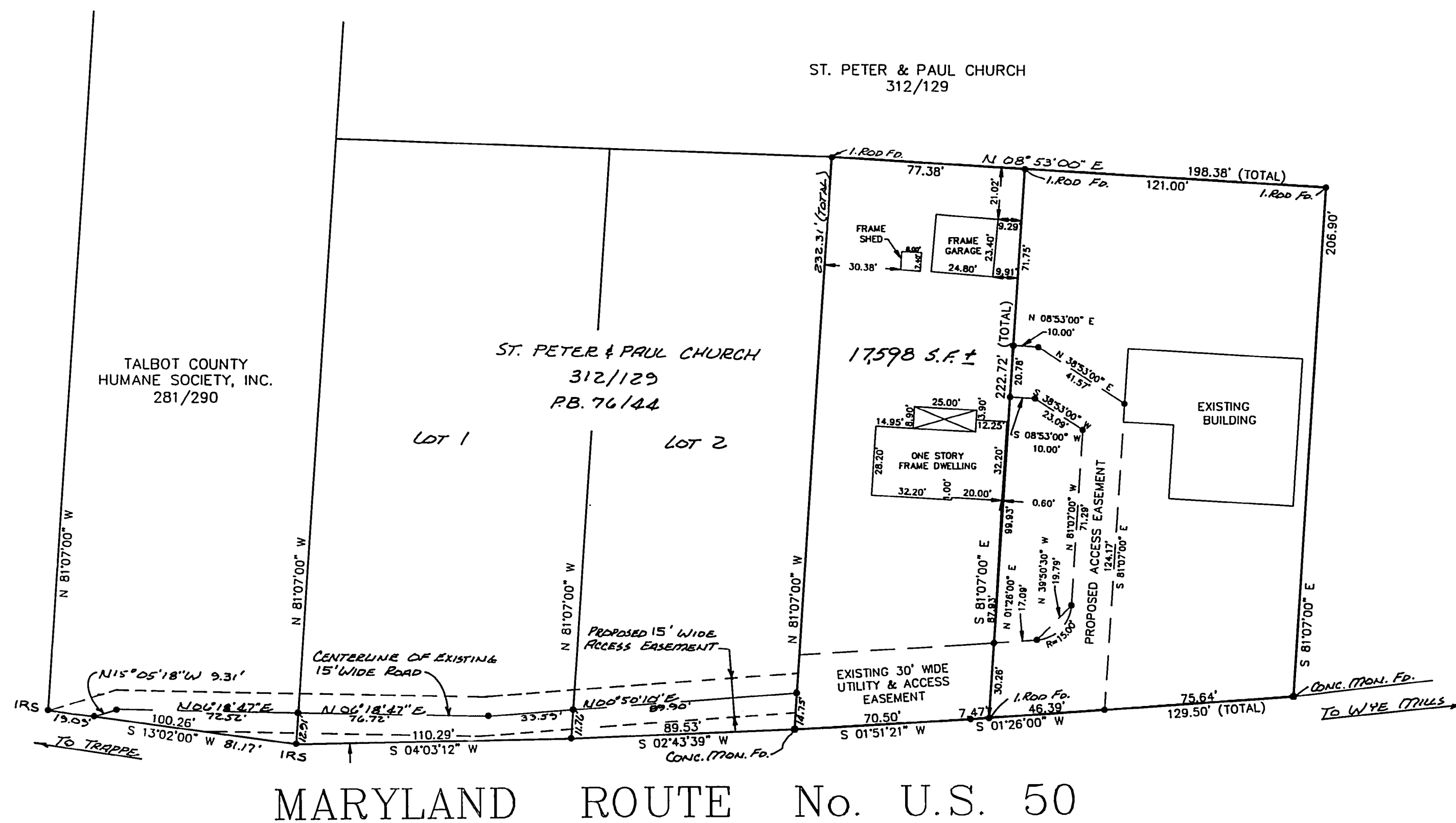
3-15-89
DATE
SEAL

Rauch, Walls and Lane, Inc.

Engineers • Design Planning • Surveyors



EASTON • MARYLAND



Apr. 5th 89 11.20.
A 1415
52.6
P. 1415
May Ann Shattell

PLAT SHOWING

PROPOSED ACCESS EASEMENTS

PREPARED FOR

DOUGLAS C. BANE

IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND

DATE	MAR. 1989	SCALE	1" = 40'
JOB NO.	043944	DRAWN BY	SHJ
FOLDER REF.	1277	APPROVED	
DATE	12-7-89	REVISION	
			REVISED ASSUM. ELEMENT

SHEET NO. 10F1

FILE NO. 1277



TALBOT
HUMANE

July 6, 2026

Town of Easton Planning & Zoning
14 S Hanson Street
Easton, MD 21601

Re: Property Owner Authorization; Talbot Humane Society

To Whom it May Concern:

I, Patty Crankshaw-Quimby, am the Executive Director of the Talbot Humane Society in Easton, Maryland, which is designated Tax Map 106, Parcels 1665 & 2987, Lots 1 & 2. I hereby authorize Lane Engineering, LLC to apply for and receive approvals related to proposed improvements on the subject property, including the special exception, site plan, and building permit approvals.

Sincerely,

Patricia Crankshaw-Quimby



to be their act. At the same time also appeared Harry R. Howeth, President of The Tilghman Bank, Tilghman, Maryland, and made oath in due form of law that the consideration set forth in said Mortgage, is true and bona fide as therein set forth.

WITNESS my hand and notarial seal the day and year last above written.

(NOTARIAL SEAL)

Harry Thompson Barton, Jr.
Harry T. Barton, Jr., Notary Public

Invoice received the within mortgage is hereby released. As witness the seal of the Tilghman Bank and the signature of Harry R. Howeth, its president attested by the signature of Harry T. Barton, Jr. its Cashier, this 25th day of February A.D. 1952.

*The Tilghman Bank
By Harry R. Howeth
(Harry R. Howeth, President)*

*attest: Harry T. Barton
Harry T. Barton, Jr. Cashier*

Received and Recorded February 27, 1952.

John D. Baynard, Clerk

DEED.

FRANK L. ROE and)
ETHEL M. ROE, his)
wife.)
TO)
TALBOT COUNTY HUMANE)
SOCIETY, INCORPORATED)

U. S. INTERNAL REVENUE \$1.10)
STATE STAMPS.....\$1.10)

BE IT REMEMBERED, that on this 29th day of March A.D. 1949, at 4:20 o'clock P.M., the following Deed or Instrument of writing was received to be recorded and is accordingly enrolled as follows, to wit:-

THIS DEED, Made this 20th day of January in the year One Thousand Nine Hundred Forty-Nine, by Frank L. Roe and Ethel M. Roe, his wife, of Talbot County, Maryland.

WITNESSETH, That in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Frank L. Roe and Ethel M. Roe, his wife, do hereby

grant and convey unto Talbot County Humane Society, Incorporated, its successors and assigns, in fee simple, the following described property, to wit:

All that Lot or parcel of land adjacent to the Southeasterly corner of Carroll's Addition to the Town of Easton, Talbot County, Maryland, and shown and designated on a certain Plat entitled:- "MAP OF SHELTER LOT SURVEYED FOR TALBOT COUNTY HUMANE SOCIETY (INC.)"

Examined and delivered to John A. North 9/30/52

TALBOT COUNTY, MARYLAND. SCALE:- 100' TO 1". FEB. 1949." Made by Mastenhuber & Anderson, Surveyors, (with bearings computed from the angles observed precisely, and referred to magnetic meridian corrected for the declination, declination at present being approximately eight degrees fifteen minutes West), and now about to be recorded among the Plat Records for Talbot County, and comprising one lot of ground described as follows, that is to say:

BEGINNING at an iron pipe driven on the Westerly side-line of the Right-of-Way of the new State Boulevard (U. S. Md. Route 50) leading from Cambridge to Wye Mills, where the same is intersected by the Northerly line of lands now belonging to the Mayor & Council of Easton (formerly the Right-of-way of the Baltimore & Eastern Railroad); Thence: (1) with the Westerly side-line of the said State Boulevard, North thirteen degrees, two minutes East, one hundred and twenty-six one-hundredths feet (N. 13° 02' E. 100.26 ft.) to an iron pipe and the Southerly line of lands about to be optioned to Talbot County Humane Society, Inc. by Frank L. Roe and Ethel M. Roe, his wife; Thence: (2) with the Southerly line of said proposed option, North eighty-one degrees, seven minutes West, four hundred twenty-eight and thirty-five one-hundredths feet (N. 81° 07' W. 428.35 ft.) to an iron pipe; Thence: (3) still with the line of the optioned land aforesaid, South eight degrees, fifty-three minutes West, one hundred feet (S. 08° 53' W. 100.0 ft.) to an iron pipe and the Northerly line of land now belonging to the Mayor & Council of Easton; Thence: (4) with the said Mayor & Council of Easton land, South eighty-one degrees, seven minutes East, four hundred thirty-five and six tenths feet (S. 81° 07' E. 435.6 ft.) to the place of beginning; containing exactly one acre (1.0 A.).

BEING a part of the same lands conveyed to Frank L. Roe and Ethel M. Roe, his wife, by Charles E. Tull & wife by Deed dated February 6, 1936, and duly recorded among the Land Record Books of Talbot County in Liber T.J.F., No. 236, Folio 146.

TOGETHER WITH the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Talbot County Humane Society, Incorporated, its successors and assigns, in fee simple.

AND the said grantors hereby covenant that they will warrant specially the property granted; and that they will execute such further assurances of the same as may be requisite.

AS WITNESS the hands and seals of the said grantors.

WITNESS:

Anne Bartlett Perry
Anne Bartlett Perry

Frank L. Roe (SEAL)
Frank L. Roe

Ethel M. Roe (SEAL)
Ethel M. Roe

STATE OF MARYLAND, COUNTY OF TALBOT, TO-WIT:

I HEREBY CERTIFY, that on this 26th day of March, in the year Nineteen Hundred and Forty-Nine, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Frank L. Roe and Ethel M. Roe, his wife, and they acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.

(NOTARIAL SEAL)

Anne Bartlett Perry
Notary Public
Anne Bartlett Perry

THIS DEED, made this 17th day of November, in the year two thousand twenty-one, by **S. S. PETER AND PAUL CHURCH**, a religious corporation of the State of Maryland, Grantor.

WITNESSETH: That for and in consideration of the sum of **SIX HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$625,000.00)**, the receipt and sufficiency of which are hereby acknowledged, said Grantor does hereby grant and convey unto **TALBOT HUMANE CO.**, a Maryland company, Grantee, its successors and assigns, in fee simple, the following described property, to wit:

ALL those two (2) tracts or parcels of land, contiguous to one another, situate, lying and being in Easton, Talbot County, Maryland and more particularly described as Lot No. 1 and Lot No. 2 on a plat entitled "PLAT OF DIVISION OF THE LAND OF STS PETER & PAUL CHURCH IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND", dated September 8, 1987, by McCrone, and recorded among the Plat Records of Talbot County, Maryland in MAS Liber 76, folio 44.

BEING a portion of the property conveyed unto S. S. Peter and Paul Church from Frank L. Roe and Ethel M. Roe, by deed dated April 1, 1954, and recorded among the Land Records of Talbot County, Maryland in Liber No. 312, folio 129.

TOGETHER with the buildings and improvements thereupon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging and in any wise appertaining.

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

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

TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
 AMT: \$7,500.00
 DATE: 11/17/2021
 INITIALS: SPH
 Map ID: 01-069578

CERTIFICATION IS MADE THAT ALL TAXES DUE ON THE PROPERTY INDICATED IN THIS DEED HAVE BEEN PAID.

FINANCE OFFICER OF TALBOT COUNTY
CLAY B. STAMP, FIN. OFFICER *CL*

DATE 11/17/2021 *CL* Page 69 of 82

AS WITNESS the hands and seals of said Grantor.

WITNESS:

S.S. PETER AND PAUL CHURCH

Sheryl A. Cook

By: William E. Koenig (SEAL)
Most Reverend William E. Koenig, Bishop
of the Catholic Diocese of Wilmington

Sheryl A. Cook

By: Joseph W. McQuaide, IV (SEAL)
Very Reverend Joseph W. McQuaide, IV,
Chancellor of the Catholic Diocese of
Wilmington

Elizabeth H. Nash

By: Rev. James Nash (SEAL)
Reverend James Nash, Pastor,
S. S. Peter and Paul Church

Elizabeth H. Nash

By: R. Scott Wood (SEAL)
R. Scott Wood, Trustee,
S. S. Peter and Paul Church

Elizabeth H. Nash

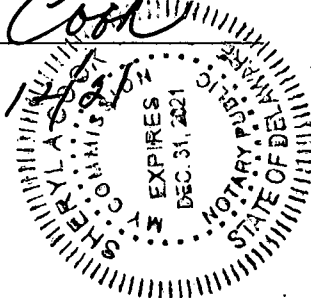
By: Joseph G. Diamond (SEAL)
Joseph Diamond, Trustee,
S. S. Peter and Paul Church

STATE OF Delaware, COUNTY OF New Castle TO WIT:

I HEREBY CERTIFY that on this 4th day of November, 2021, before me, the subscriber, a Notary Public of the aforesaid State and County, personally appeared **Most Reverend William E. Koenig**, Bishop of the Catholic Diocese of Wilmington, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument, and he acknowledged that he executed the same for the purposes therein contained, and further affirmed under the penalties of perjury that the matters, facts, and consideration recited in the above instrument are true and correct to the best of his knowledge, information and belief, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

Sheryl A. Cook
Notary Public
My Commission Expires: 12/31/21

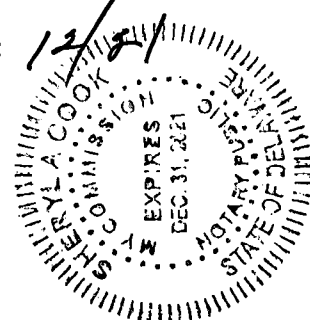


STATE OF Delaware, COUNTY OF New Castle TO WIT:

I HEREBY CERTIFY that on this 4th day of November, 2021, before me, the subscriber, a Notary Public of the aforesaid State and County, personally appeared **Very Reverend Joseph W. McQuaide, IV**, Chancellor of the Catholic Diocese of Wilmington, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument, and he acknowledged that he executed the same for the purposes therein contained, and further affirmed under the penalties of perjury that the matters, facts, and consideration recited in the above instrument are true and correct to the best of his knowledge, information and belief, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

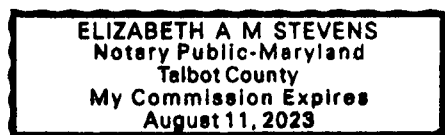
Sheryl A. Cook
Notary Public
My Commission Expires: 12/31/21



STATE OF MARYLAND, COUNTY OF TALBOT TO WIT:

I HEREBY CERTIFY that on this 4 day of NOVEMBER, 2021, before me, the subscriber, a Notary Public of the aforesaid State and County, personally appeared **Reverend James Nash, Pastor, S. S. Peter and Paul Church**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument, and he acknowledged that he executed the same for the purposes therein contained, and further affirmed under the penalties of perjury that the matters, facts, and consideration recited in the above instrument are true and correct to the best of his knowledge, information and belief, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

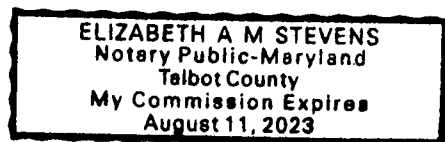


Elizabeth A M Stevens
Notary Public
My Commission Expires: Aug. 11, 2023

STATE OF MARYLAND, COUNTY OF TALBOT TO WIT:

I HEREBY CERTIFY that on this 4 day of NOVEMBER, 2021, before me, the subscriber, a Notary Public of the aforesaid State and County, personally appeared **R. Scott Wood, Trustee, S. S. Peter and Paul Church**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument, and he acknowledged that he executed the same for the purposes therein contained, and further affirmed under the penalties of perjury that the matters, facts, and consideration recited in the above instrument are true and correct to the best of his knowledge, information and belief, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

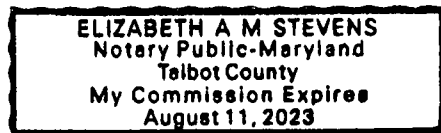


Elizabeth A M Stevens
Notary Public
My Commission Expires: Aug. 11, 2023

STATE OF MARYLAND, COUNTY OF TALBOT TO WIT:

I HEREBY CERTIFY that on this 4 day of NOVEMBER, 2021, before me, the subscriber, a Notary Public of the aforesaid State and County, personally appeared **Joseph Diamond**, Trustee, S. S. Peter and Paul Church, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument, and he acknowledged that he executed the same for the purposes therein contained, and further affirmed under the penalties of perjury that the matters, facts, and consideration recited in the above instrument are true and correct to the best of his knowledge, information and belief, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.



Elizabeth A M Stevens
Notary Public
My Commission Expires: Aug. 11, 2023

CERTIFICATION

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

Michael J. Kopen
Michael J. Kopen

MARYLAND
FORM
WH-AR

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

2021

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor S.S. Peter and Paul Church

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
7906 OCEAN GATEWAY, EASTON, MARYLAND 21601

3. Reasons for Exemption

Resident Status

☐

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

☒

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

Principal Residence

☐

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

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

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

S.S. Peter and Paul Church

Name of Entity

By

Reverend James Nash

Name

Pastor

Title

11/17/21
**Date

** Form must be dated to be valid.

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

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

LR - Deed (w Taxes)
 Recording Fee no RT
 20.00
 Name: S S PETER AND
 PAUL CHURCH
 Ref:
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 3,125.00
 LR - County Transfer
 Tax - linked 8,250.00
 LR - NR Tax - 1kd 0.00
 =====
 SubTotal: 9,435.00
 =====
 Total: 9,435.00
 11/19/2021 02:16
 CC20-CV
 #15645240 CC0205 -
 Talbot
 County/CC02.05.01 -
 Register 01



Kathleen M. Duvall, Clerk
Circuit Court for Talbot County
 11 N. Washington St., Suite 16
 Easton, Maryland 21601

License and Recording
 410-822-2611 Ext. 4

DOCUMENT VALIDATION
 (excluded from page count)

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Talbot
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

1

Type(s) of Instruments

(☐ Check Box if addendum Intake Form is Attached)

1

Deed

Deed of Trust

Mortgage

Lease

Other

Other

2

Conveyance Type Check Box

Improved Sale Arms-Length [1]

Unimproved Sale Arms-Length [2]

Multiple Accounts Arms-Length [3]

Not an Arms-Length Sale [9]

3

Tax Exemptions (if applicable)

Cite or Explain Authority

Recordation

State Transfer

County Transfer

4

Consideration and Tax Calculations

Consideration Amount

Finance Office Use Only

Purchase Price/Consideration

\$ 625,000.00

Any New Mortgage

\$

Balance of Existing Mortgage

\$

Other:

\$

Other:

\$

Full Cash Value:

\$

Transfer and Recordation Tax Consideration

Transfer Tax Consideration

\$

X () %

\$

Less Exemption Amount

\$

Total Transfer Tax

\$

Recordation Tax Consideration

X () per \$500

\$

TOTAL DUE

\$

5

Fees

Amount of Fees

Doc. 1

Doc. 2

Agent

Tax Bill

C.B. Credit

Ag. Tax/Other

Recording Charge

\$ 20.00

\$

Surcharge

\$ 40.00

\$

State Recordation Tax

\$ 7,500.00

\$

State Transfer Tax

\$ 3,125.00

\$

County Transfer Tax

\$ 6,250.00

\$

Other

\$

\$

Other

\$

\$

6

Description of Property

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

District

Property Tax ID No. (1)

Grantor Liber/Folio

Map

Parcel No.

Var. LOC

Subdivision Name

Lot (3a)

Block (3b)

Sect/AR (3c)

Plat Ref.

SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2)

Other Property Identifiers (if applicable)

Water Meter Account No.

Residential or Non-Residential

Fee Simple or Ground Rent

Amount:

Partial Conveyance? Yes No

Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7

Transferred From

Doc. 1 – Grantor(s) Name(s)

Doc. 2 – Grantor(s) Name(s)

Doc. 1 – Owner(s) of Record, if Different from Grantor(s)

Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8

Transferred To

Doc. 1 – Grantee(s) Name(s)

Doc. 2 – Grantee(s) Name(s)

New Owner's (Grantee) Mailing Address

9

Other Names to Be Indexed

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

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

10

Contact/Mail Information

Instrument Submitted By or Contact Person

Name:

Firm Kopen & Collison, LLP

Address: 8 Goldsborough Street

Easton, Maryland 21601

Phone: (410) 822-3900

Return to Contact Person

Hold for Pickup

Return Address Provided

11

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

Assessment Information

Yes No

Yes No

Yes No

Assessment Use Only – Do Not Write Below This Line

Terminal Verification

Agricultural Verification

Whole

Part

Transfer Process Verification

Transfer Number

Date Received

Deed Reference

Assigned Property No.

Year

20

20

Geo.

Map

Sub

Block

Land

Zoning

Grid

Plat

Lot

Buildings

Use

Parcel

Section

Occ. Cd.

Total

Town Cd.

Ex. St.

Ex. Cd.

REMARKS:

Space Reserved for Circuit Court Clerk Recording Validation

Space Reserved for County Validation

Distribution: White – Clerk's Office
Pink – Office of Finance
AOC-CC 300 (4/05)
Canary – SDAT
Goldenrod – Preparer

Page 76 of 82



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

July 31, 2026

Talbot County Humane Society, Inc.
% Brett Ewing
117 Bay Street
Easton, Maryland 21601

Re: BOZA Application SE - 1775 / SE 26 - 07
7906 & 7894 Ocean Gateway
Tax Map 0105, Grid 00EA, Parcels 1165 & 2987, Lots 1 & 2
Easton, Maryland 21601

Mr. Ewing,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, August 18, 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

August 3, 2026

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, August 18, 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 - 1775 / SE 26 - 07 has been filed by Lane Engineering LLC (Applicant) on behalf of Talbot County Humane Society, 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) 232 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Animal Hospital or Veterinary Clinic* in the CG – Commercial General Zoning District. On July 16, 2026 the Town of Easton Planning Commission granted Sketch Site Plan approval for the redevelopment of the existing Talbot County Humane Society facility, and the construction of a new main office (2026 - 1750). The property is located at 7906 & 7894 Ocean Gateway, Easton, Maryland, also known as Tax Map 0105, Grid 00EA, Parcels 1665 & 2987, Lots 1 & 2.

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
July 31, 2026

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 - 1775 / SE 26 - 07..." was published in the:

The Star Democrat 08/01/26



Orestes Baez
President & Publisher

NOTICE Notice is hereby given that Application SE - 1775 / SE 26 - 07 has been filed by Lane Engineering LLC (Applicant) on behalf of Talbot County Humane Society, 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) 232 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Animal Hospital or Veterinary Clinic in the CG - Commercial General Zoning District. On July 16, 2026 the Town of Easton Planning Commission granted Sketch Site Plan approval for the redevelopment of the existing Talbot County Humane Society facility, and the construction of a new main office (2026-1750). The property is located at 7906 & 7894 Ocean Gateway, Easton, Maryland, also known as Tax Map 0105, Grid 00EA, Parcels 1665 & 2987, Lots 1 & 2. The undersigned Board will hold a public hearing with respect to said application on Tuesday, August 18, 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 3109819 SD 8/1/2026
--

NOTICE

Notice is hereby given that Application SE - 1775 / SE 26 - 07 has been filed by Lane Engineering LLC (Applicant) on behalf of Talbot County Humane Society, 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) 232 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Animal Hospital or Veterinary Clinic* in the CG – Commercial General Zoning District. On July 16, 2026 the Town of Easton Planning Commission granted Sketch Site Plan approval for the redevelopment of the existing Talbot County Humane Society facility, and the construction of a new main office (2026-1750). The property is located at 7906 & 7894 Ocean Gateway, Easton, Maryland, also known as Tax Map 0105, Grid 00EA, Parcels 1665 & 2987, Lots 1 & 2.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, August 18, 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.