



**Town of Easton Board of Zoning Appeals
Final 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

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

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

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

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

4. Applications —

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

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

Staff Presentation:

Nicholas Johnson AICP, Planner
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 Kaminskas, 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).**

Vice Chairperson Girard seconded the motion.

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

4. Discussion Item — None

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