



Board of Zoning Appeals MEETING AGENDA

Tuesday, September 15, 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 August 18, 2026 meeting.

3. Oath to Testify

4. Applications

- a. **Application Number:** SE - 1801 / SE 26 - 09
Applicant: Kelly Valin Architect
on behalf of 56 Canvasback LLC
Location: 29512 Canvasback Drive Unit 6
Tax Map 0109, Grid 00EA, Parcel 4582,
Lot 56
Zoning District: CG
Request: Special Exception request pursuant to
Section 28-1303.5. B of the Town of
Easton Zoning Ordinance, use (3) 305
in Table 2.1 of Section 28-201 of the
Ordinance to be utilized as a House of
Worship. The Applicant is seeking to
operate a House of Worship serving
approximately 15 to 20 congregants
within an existing commercial building in
the CG zoning district.



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

Tuesday, August 18, 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
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
Samantha Smith, Planning Technician

Absent:

Staff:

Aaron Cooper, Esq. Legal Associate

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

2. Decision Summary Review —

**Board Member Weber moved to approve the June 16, 2026 Decision Summary.
Vice Chairperson Girard seconded the motion.**

<u>Vote</u>	<u>3 - 0</u>
FOR:	3 - Molchan, Girard, Weber
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.: V - 1789 / V 26 - 05

Applicant: Peter S. Mellor

Location: 630 Howard Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0837

Zoning: R-7A

Request: The Applicant is requesting a Variance 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.

Staff Presentation:

Nicholas Johnson AICP, Planner

Applicant Presentation:

Peter S. Mellor

Public Comment:

Erin Knudsen, 634 Howard Street

Public Comment Written:

Angela Lewis, 105 Parris Lane
Ted and Tracey Leeson

**Board Member Weber moved to approve the Variance request as submitted.
Vice Chairperson Girard 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 - 1775 / SE 26 - 07

Applicant: Lane Engineering LLC
on behalf of Talbot County Humane Society, Inc.

Location: 7906 & 7894 Ocean Gateway, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcels 1165 & 2987, Lots 1 & 2

Zoning: CG

Request: The Applicant is requesting a Special Exception pursuant to Section 28-1303.5. B of the Town of Easton Zoning Ordinance, use (2) 232 in

Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Animal Hospital or Veterinary Clinic*.

Background: 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).

Staff Presentation:
Nicholas Johnson AICP, Planner
Sharon Van Emburgh, Esq. Town Attorney

Applicant Presentation:
Brett Ewing, Lane Engineering LLC
Alec Chosta, Lane Engineering LLC
Patty Crankshaw-Quimby, Talbot County Humane Society Executive Director

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 four (4) 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 photometric analysis shall be provided.**

Chairperson Molchan seconded the motion.

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

- c. File No.:** SE - 1784 / SE 26 - 08
Applicant: Lane Engineering, LLC
on behalf of PQ Development LLC
Location: 327 N. Aurora Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0553

144 **Zoning:** CB
145 **Request:** **The Special Exception request for a Multifamily Apartment**
146 **Complex* in the CB - Central Business zoning district has been withdrawn**
147 **from the August 18, 2026 Board of Zoning Appeals agenda.**
148
149

150 **4. Adjournment** — Chairperson Molchan motioned to adjourn. Vice Chairperson Girard
151 seconded. The meeting was adjourned at 9:20 a.m.



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

EXHIBIT SUMMARY
for 29512 CANVASBACK DRIVE UNIT 6
SE - 1801 / SE 26 - 09
2026 - 09 - 15

Applicant notified of hearing date: Email: 2026-08-18 – 28 days

Exhibit A: P&Z Staff Report: 2026-09-08 – 7 days

Exhibit B: Application

Application: 2026-08-04 – 42 days
Special Exception Application SE - 1801
Statement of Intent & SE Findings of Fact
Operating Schedule
June 23, 2026 Planning Commission Outcome Letter
Site Plan
December 2009 Recorded Deed

Proof of Payment: 2026-08-13 – 33 days

Exhibit C: Public Notices

Applicant Hearing Letter: 2026-08-31 – 15 days

400' Notices Distributed: 2026-08-31 – 15 days

Picture of Property Sign Posting: 2026-08-28 – 18 days

Star Democrat Legal Advertisement: 2026-08-29 – 17 days
Star Democrat Proof
Certificate of Publication

Date of Hearing: September 15, 2026

4a

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

SUBJECT: SPECIAL EXCEPTION 1801

ELECTION WARD: Ward 2

CRITICAL ACTION DATE: At the pleasure of the Board.

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

APPLICANT: Kelly Valin Architect on behalf of 56 Canvasback LLC

PURPOSE: The applicant is seeking a special exception to permit a house of worship within the Commercial General (CG) zoning district.

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

APPLICATION INFORMATION:	
APPLICANT: 56 Canvasback LLC John Delaplaine	REPRESENTATIVE: Kelly Valin, Architect
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 109, Grid 00EA, Parcel 4582, Lot 56	1.00
ACCEPTANCE DATE: August 13, 2026	LOCATION: 29512 Canvasback Drive – Unit 6

EXISTING ZONING CG	EXISTING LAND USE: Commercial
HISTORIC DISTRICT: No	FUTURE LAND USE: Commercial

CONTEXT:

Location/Site Access – The subject property is located on the north side of Canvasback Drive which is best classified as a commercial urban street. Vehicular access to the site is provided by two existing curb cuts on Canvasback Drive. There is public sidewalk located along the entirety of the lot’s street frontage.

Existing Conditions – The property is currently developed with a multi-tenant commercial structure consisting of eight (8) individual units. The building is currently occupied as follows:

- Unit 1 – House of Worship
- Unit 2 – Massage Parlor
- Units 3 & 4 – House of Worship
- Unit 5 – Automotive Repair Garage
- **Unit 6 – Barber Shop/House of Worship**
- Unit 7 – Vacant
- Unit 8 – Vacant

The site is currently improved with 22 vehicular parking spaces.

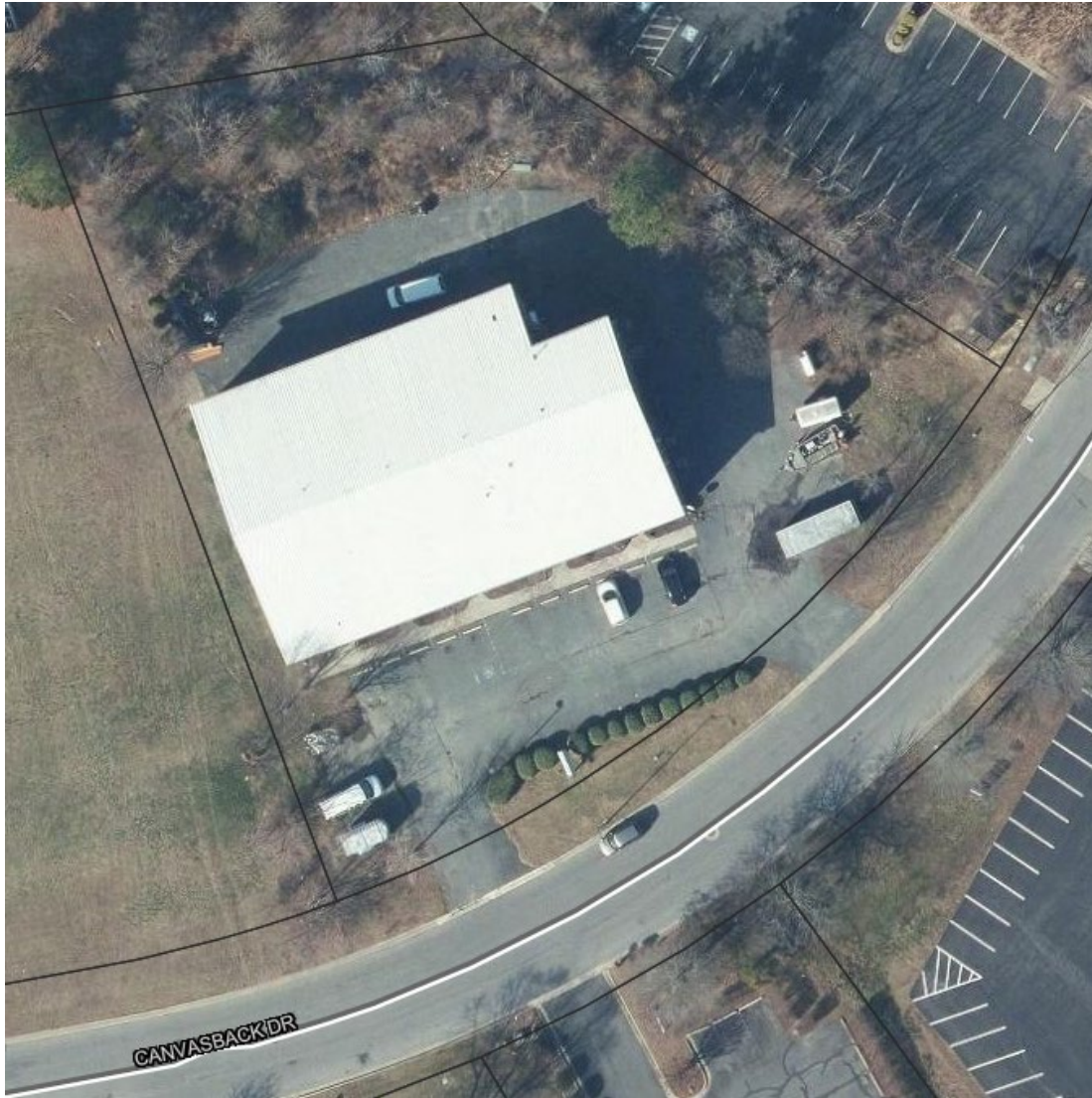


Figure 1: Site Overview (2024 Aerial Imagery)

Background –

On January 18, 2007 the Planning Commission granted sketch site plan approval for the construction of a 9,500 square foot commercial structure with associated parking.

On May 14, 2007, the subject property received an approved Grading Permit Application (#07-6298) for the construction of sediment control practices and site grading related to the construction of the site.

On June 22, 2007, the subject property received an approved Building Permit Application (#07-6367) for the construction of a commercial building.

On December 11, 2007 the Board granted a special exception (SE 709) for a house of worship (Mid-Shore Community Church) to operate from unit 1 of this property. This approval was conditioned upon the recordation of an off-site parking agreement which was later recorded on March 27, 2008 but has since lapsed.

On April 27, 2010 the Board granted a special exception (SE 734) for a house of worship (Emmanuel Deliverance Center) to operate from this property. This approval was conditioned upon the maximum capacity for the church being 75 persons.

On June 18, 2026 the Planning Commission granted a parking waiver for nineteen (19) of the required off-street parking spaces to accommodate the proposed uses for this building (with the exception of units 7 & 8).

Surrounding Properties –

	Land Use	Zoning District(s)	Future Planned Land Use
West	Vacant	CG	Commercial
North	Commercial	CG	Commercial
South	Commercial	CG	Commercial
East	Commercial	CG	Commercial

PROPOSAL: The applicant is seeking approval to operate a house of worship within unit 6 of this multi-tenant building. This unit has previously and will continue to be occupied by a barber shop¹. The proposed house of worship will consist of between 15 and 20 congregants and will generally meet Friday and Saturday evenings and Sunday mornings. No changes to the exterior of the structure or the site are being proposed at this time.

OUTSTANDING ISSUE(S):

- 1. Certificate of Occupancy** – A certificate of occupancy was previously issued for the operation of a barber shop within this unit. It was later discovered that a house of worship has also been operating from this space without a certificate of occupancy. A building permit application (26-21659) was submitted to address this issue, but cannot be approved by the Planning and Zoning Department until a special exception has been granted. A second building permit application (26-21658) has also been submitted for a

¹ Barber shops are best classified as a personal service use which is permitted by-right in the CG Zoning District.

separate house of worship operating in unit 1 without a certificate of occupancy². The Town Code (§28-110) prohibits the acceptance of an application if there are any open violations of the Town Code on the property. Because of the violation occurring in unit 6, Planning and Zoning has been unable to approve this building permit application even though a special exception has already been granted for a house of worship in unit 1 (SE 709).

POLICY ANALYSIS (SPECIAL EXCEPTION):

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

Analysis – There are no proposed changes to the exterior of the structure or the site which would affect conformance with the requirements of the CG district. The minimum number of required off-street parking spaces has been addressed through a parking waiver granted by the Planning Commission on June 18, 2026. Bicycle parking will need to be added to accommodate a minimum of eight (8) bicycle parking spaces.

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

Analysis – The proposed use will not generate any negative externalities or operate in a manner that would affect the health, safety, or general welfare of area residents. The Board has previously granted requests for other houses of worship to operate from this property that have larger congregations than that which is proposed.

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 and currently exist on this property.

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

Analysis – The proposed use represents a minimal increase in traffic that is confined to Friday and Saturday evenings and Sunday mornings. The small congregation size and limited scope of the proposed use when compared to other houses of worship indicates no issues

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;

² The special exception granted in 2007 was for the same unit but a different house of worship that has since ceased operation

Analysis – The proposed use will operate entirely within the building and will not generate any undue smoke, odor, or noise. There are no proposed changes to the exterior of the property that would affect drainage or access.

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

Analysis – This property has already been granted approval for two houses of worship to operate. Given there are already two approved houses of worship operating from this property, the proposed use is consistent with the character of the area.

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

Analysis – The Comprehensive Plan’s future land use map designates this area as appropriate for commercial uses. The Comprehensive Plan is also generally supportive of the adaptive re-use of existing structures.

RECOMMENDED CONDITIONS:

1. The applicant shall obtain a certificate of occupancy for the proposed use within one (1) year from the date the special exception is granted.
2. Prior to the issuance of any Certificate of Occupancy, the applicant shall install secure bicycle parking facilities accommodating a minimum of eight (8) bicycles. The bicycle parking shall be installed so as not to encroach upon drive aisles, vehicular parking stalls, or pedestrian sidewalks or pathways.

DRAFT MOTIONS:

1. I move that the Board of Zoning Appeals **approve** Special Exception 1801 with staff’s recommended conditions.

OR

2. I move that the Board of Zoning Appeals **deny** Special Exception 1801 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

BOARD OF ZONING APPEALS APPLICATION**APPLICATION TYPE**☐

VARIANCE

☐

APPEAL

☒

SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	29512 Canvasback Rd. Easton, Maryland 21601 Unit 6						
TAX MAP	109	GRID	00	PARCEL	4582	LOT	56
DEED REFERENCE	LIBER	01759	FOLIO	0277			
PLAT REFERENCE	LIBER	1	FOLIO	18A			
EXISTING USE	CG						
ZONING DISTRICT	CG						

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

NAME	56 Canvasback LLC - John Delaplaine		
MAILING ADDRESS	244 W. Patrick St Frederick MD 21701		
TELEPHONE NO.		EMAIL	

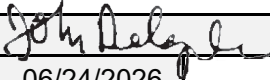
APPLICANT OR AGENT

NAME	John Delaplaine		
MAILING ADDRESS	244 W. Patrick St Frederick MD 21701		
TELEPHONE NO.		EMAIL	

~~Surveyor / Engineer~~ Architect

NAME	Kelly Valin, Architect		
License Number and Expiration	20513 - Exp 12-23-2026		
MAILING ADDRESS	PO Box 1436 Easton MD 21601		
TELEPHONE NO.		EMAIL	

REQUEST DETAILSSUBJECT TO PREVIOUS BOZA APPLICATION Y ☐ N ☐ZONING ORDINANCE SECTION **SECTION 28 – 201 Permitted Uses**☐ **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	06/24/2026
PRINTED NAME OF APPLICANT OR AGENT	John Delaplaine

For Office Use Only

Project Number	SE 26 - 09	Fee Received	08/13/2026
Application Number	SE - 1801	Application Notification	08/31/2026
Filing Date	07/09/2026	Property Posting Date	08/31/2026
BOZA Hearing Date	09/15/2026	Notice(s) Published	08/29/2026
If ESDR, Date	-		

Revised 11-2023



Board of Zoning Appeals Checklist Special Exception Application

Application review shall not commence unless a complete application is submitted. A complete application includes all **minimum** submission materials and documents on this Checklist of Minimum Submission Requirements.

	Provided	N/A
Required fee payment as determined by the fee schedule adopted by the Town Council		
Completed application along with a written, detailed explanation for the purpose of the request	✓	
Site plan drawn to scale to include at a minimum the items listed below.	✓	
Property boundaries and dimensions	✓	
Locations and dimensions of all existing and proposed structures and their locations measured from the nearest property lines	✓	
Setbacks from property lines	✓	
Adjoining roads	✓	
Established easements		✓
Perennial and intermittent streams		✓
Tidal and non-tidal wetlands		✓
Architectural drawings, photographs, elevations, specifications, or other detailed information depicting the exterior appearance of existing and proposed construction, including parking, access, exterior lighting, and signs	✓	
A statement explaining in detail how the use is to be operated, including hours of operation, number of anticipated employees, occupants and clientele, traffic impact, and any special equipment, conditions, or limitations that the applicant proposes	✓	

If the applicant is not the owner of the subject property, documentation of legal interest in the property or authorization to file application from or on behalf of the owner		✓
A copy of the deed conveying present ownership of the property	✓	
A copy of any covenants or restrictions on the property recorded among the Land Records of Talbot County		✓
Additional documents, records, and exhibits that the applicant intends to introduce or rely upon at the public hearing	✓	
Written responses to all the Board's required consideration of the principles relevant to the request (see attached)	✓	

Special Exception Findings of Fact

- a. the proposed use conforms in all aspects to minimum requirements of the district in which it is located;
- b. the proposed use is not adversely affecting the health, safety, and general welfare of residents of the area;
- c. the proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area or the proposed special exceptions;
- d. the proposed use will not create congestion in the streets or undue traffic hazards, and that adequate egress and ingress are provided;
- 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;
- f. the proposed use will not adversely affect the established character of the area.
- 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 complimentary 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



Board of Zoning Appeals Checklist Variance Application

Application review shall not commence unless a complete application is submitted. A complete application includes all **minimum** submission materials and documents on this Checklist of Minimum Submission Requirements.

	Provided	N/A
Required fee payment as determined by the fee schedule adopted by the Town Council		
Completed application along with a written, detailed explanation for the purpose of the request		
Survey plat, site plan, or other accurate drawings, drawn to scale, to include at a minimum the items listed below.		
Property boundaries and dimensions		
Locations and dimensions of all existing and proposed structures and their locations measured from the nearest property lines		
Setbacks from property lines		
Adjoining roads		
Accurate illustration of the requested variance		
Scale Bar		
Established easements		
Perennial and intermittent streams		
Tidal and non-tidal wetlands		
Critical Area and 100-foot shoreline buffer boundary		
Architectural drawings, photographs, elevations, specifications, or other detailed information depicting the exterior appearance of existing and proposed construction, including parking, access, exterior lighting, and signs		

If the applicant is not the owner of the subject property, documentation of legal interest in the property or authorization to file application from or on behalf of the owner		
A copy of the deed conveying present ownership of the property		
A copy of any covenants or restrictions on the property recorded among the Land Records of Talbot County		
Additional documents, records, and exhibits that the applicant intends to introduce or rely upon at the public hearing		
Written responses to all the Board's required consideration of the principles relevant to the request (see attached)		

Variance Findings of Fact

1. Would the granting of the Variance you have requested impede or in any way be detrimental to satisfying any of the following objectives of the Zoning Ordinance:
 - help accomplish the coordinated, adjusted, and harmonious development of the Town and its environs in accordance with present and future needs;
 - promote health, safety, morals, order, convenience, prosperity, and general welfare; including among other things, adequate provisions for traffic, the promotion of public safety, adequate provision for light and air, conservation of natural resources, the prevention of environmental pollution, and the promotion of the healthful and convenient distribution of population;
 - encourage and, where necessary, require land use development and uses which exemplify good civic design and arrangement and the stewardship of the Chesapeake Bay and the land as a universal ethic;
 - encourage the conservation of resources, including a reduction in resource consumption;
 - locate development in locations suitable for it given existing and reasonably foreseeable development; and
 - encourage appropriate and sustainable economic growth.
2. Describe how the proposed variance will be in harmony with the Town's Zoning Ordinance, Comprehensive Plan, and any applicable small area plans.

3. Describe how the proposed variance will not be harmful to the neighborhood or endanger public safety, health, or welfare.
4. What conditions are peculiar to the property? (ie, an unusual or extraordinary circumstance regarding your property that warrants a variance being granted.)
5. Did you (the applicant) take any action that resulted in the need for a variance to be granted?
6. Please describe how a literal enforcement of the Ordinance you are requesting a variance from as written would place a practical hardship or difficulty upon you.

June 24, 2026

Town of Easton
Board of Zoning Appeals
14 S. Harrison St.
Easton, Maryland 21601

RE: Statement of Intent - Request for Special Exception to the Zoning Ordinance for 29512
Canvasback Dr. Unit 6

The applicant, John Delaplaine, respectfully requests approval of a Special Exception on behalf of his tenant Faith Apostolic Pentecostal Church to permit the operation of a house of worship within an existing commercial building located on Canvasback Drive in Easton. The proposed use is located on the second floor of the existing building and is combined with an already permitted barbershop operation within the same tenant space.

The proposed congregation is a small religious assembly serving approximately 15–20 congregants. Worship services are held on Fridays and Saturdays beginning at approximately 6:00 PM and on Sundays at approximately 10:30 AM. In addition to regular worship services, the space may occasionally be used for prayer meetings, Bible study, fellowship gatherings, and related ministry activities consistent with a House of Worship use.

The surrounding area is primarily commercial in nature and located along the outskirts of town. Due to the relatively small congregation size and limited service schedule, the proposed use is expected to generate minimal impacts on surrounding businesses and neighboring properties. Friday and Saturday evening services occur after many nearby businesses have closed for the day, while Sunday morning services occur during a period of generally reduced commercial activity within the area.

The church operations are low-intensity in nature and will be conducted entirely within the existing building. The use will not involve outdoor activities, amplified exterior sound, or operations expected to create excessive noise, traffic congestion, or nuisance conditions. The existing barbershop operation occupying the space is already permitted, and the proposed religious assembly use is intended to function in coordination with that existing tenant activity.

The property owner has worked with Town staff and the Zoning Commission to address parking associated with the proposed use. Following review of the operational schedules, anticipated attendance, available on-site parking, and surrounding parking resources, a parking waiver was



KELLY VALIN
ARCHITECT

PO Box 1436
Easton, Maryland 21601

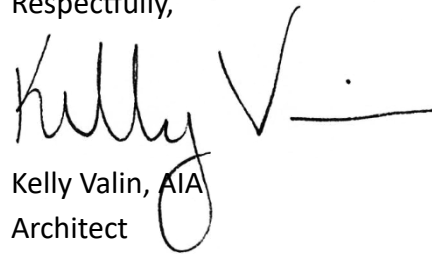
approved by the Zoning Commission at its June 18, 2026 meeting. The Commission determined that the existing parking supply, supplemented by available on-street parking and the limited overlap of worship services, was sufficient to accommodate the anticipated parking demand generated by the proposed uses.

For these reasons, the applicant respectfully submits that the requested Special Exception meets the intent of the zoning ordinance and should be approved.

Enclosed Documents:

1. Board of Zoning Appeals Application
2. Special Exemptions Finding of Facts
3. Operational Narrative
4. Planning Commission Outcome Letter
5. Unit Occupancy/Parking Chart
6. Site Survey
7. Architectural Site Plan Exhibit Dated 05/18/2026 – Prepared by Kelly Valin, Architect for Unit 1
8. Code Review Plan Dated 03/18/2026 – Prepared by CMW Group, Inc
9. Property Deed

Respectfully,

A handwritten signature in black ink, appearing to read "Kelly V.", with a stylized flourish extending from the end.

Kelly Valin, AIA
Architect



KELLY VALIN
ARCHITECT

PO Box 1436
Easton, Maryland 21601

Special Exception Findings of Fact

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

The proposed house of worship is a listed Special Exception use in the Commercial General (CG) zoning district under Table 2.1.B of the Town of Easton Zoning Code

The project will conform to all applicable district requirements, including minimum lot size, setbacks, access, and other development standards under Section 28-306 of the Zoning Code.

The use will be established within an existing commercial building on a legally established lot. The property owner has worked with Town staff and the Zoning Commission to address parking associated with the proposed use. Following review of the operational schedules, anticipated attendance, available on-site parking, and surrounding parking resources, a parking waiver was approved by the Zoning Commission at its June 18, 2026 meeting. The Commission determined that the existing parking supply, supplemented by available on-street parking and the limited overlap of worship services, was sufficient to accommodate the anticipated parking demand generated by the proposed uses.

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

The proposed congregation is small in scale, consisting of fewer than 20 members, and will primarily conduct services during evening hours when surrounding commercial businesses are either closed or operating at reduced intensity. Service times are limited to approximately 6:00 PM to 8:30 PM Friday and Saturday and one morning service on Sunday. The use is quiet in nature and does not involve activities that would generate impacts detrimental to neighboring properties or the public welfare. The proposed use will occupy an existing commercial space and is not anticipated to create adverse impacts related to public health, safety, or general welfare.

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;

- The property is already served by existing public utilities, road frontage, and emergency response infrastructure appropriate for commercial use.



KELLY VALIN
ARCHITECT

PO Box 1436
Easton, Maryland 21601

- No new public infrastructure expansion is required for the operation of this business.

Public roadways and utilities are capable of supporting the level of activity anticipated for this small-scale service use without incrementally burdening municipal resources.

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

The site offers adequate ingress and egress from the existing access points, designed to separate vehicle entry from through traffic. Parking demand is expected to remain manageable based on the congregation size and staggered service schedule. In addition, the property owner been granted a parking waiver by the Planning Commission.

There is no record of traffic hazards at the current location surrounding similar existing uses

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;

The proposed house of worship is a low-impact indoor use that will not generate smoke, odor, vibration, hazardous materials, or other environmental impacts. Activities associated with the congregation are limited to worship services and related gatherings within the existing building. Noise levels are anticipated to be minimal and consistent with normal commercial occupancy within the area. No changes are proposed that would adversely affect drainage patterns or site access, and the property will continue to utilize the existing developed infrastructure serving the site.

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

The surrounding area is characterized primarily by commercial and service-oriented uses rather than residential development. The proposed house of worship will occupy an existing commercial space and maintain the overall commercial appearance and function of the property. Due to the limited congregation size and evening-focused operating schedule, the use is expected to coexist compatibly with neighboring businesses while generating less daytime activity than many otherwise permitted commercial uses within the CG district. The proposal therefore remains consistent with the established character and operational pattern of the surrounding area.



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 complimentary 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

The proposed use is consistent with the goals of the Town's Comprehensive Plan by promoting adaptive reuse and productive occupancy of an existing commercial property without requiring significant site redevelopment or expansion of infrastructure. The use supports continued investment and occupancy within an established commercial corridor while maintaining compatibility with surrounding development patterns. The proposed house of worship represents a low-intensity assembly use that complements nearby commercial uses through its limited scale and evening hours of operation. As such, the proposal is compatible with and complementary to surrounding uses customarily found within developed mixed commercial environments and is not inconsistent with the intent of the Comprehensive Plan or the CG zoning district.

Operational Narrative



KELLY VALIN
ARCHITECT

PO Box 1436
Easton, Maryland 21601

The proposed tenant, Faith Apostolic Pentecostal Church is a small House of Worship serving a local congregation of approximately 15-20 attendees. The primary activities conducted within the space include religious worship services, prayer gatherings, Bible study, fellowship activities, and related ministry functions. The use is intended to provide a community-oriented place of worship and gathering for members of the congregation in a safe and respectful environment.

The House of Worship operates in conjunction with an existing permitted barbershop located within the same second-floor tenant space. Barbershop services are provided strictly on an appointment-only basis, resulting in limited customer traffic and controlled occupancy throughout the day. The combined use of the space is intended to remain low-intensity and compatible with the surrounding commercial area.

Regular worship services, pastored by Charles Deshields, are held on Fridays and Saturdays beginning at approximately 6:00 PM and on Sundays beginning at approximately 10:30 AM. Due to the limited service schedule and modest congregation size, attendance levels remain low and are not expected to generate significant traffic or parking demand. Friday and Saturday evening services generally occur after many neighboring businesses have closed for the day, further reducing potential impacts on surrounding commercial operations.

Church activities and barbershop operations are conducted entirely within the existing building and do not involve outdoor amplification, large gatherings, exterior events, or activities expected to create excessive noise, congestion, or nuisance conditions. The use is intended to function quietly and respectfully within the existing commercial setting located along the outskirts of town.

The property owner has worked with Town staff and the Zoning Commission to address parking associated with the proposed use. Following review of the operational schedules, anticipated attendance, available on-site parking, and surrounding parking resources, a parking waiver was approved by the Zoning Commission at its June 18, 2026 meeting. The Commission determined that the existing parking supply, supplemented by available on-street parking and the limited overlap of worship services, was sufficient to accommodate the anticipated parking demand generated by the proposed uses.

Overall, the proposed House of Worship and appointment-based barbershop are expected to function as low-impact, community-oriented uses that complement the surrounding commercial area while providing important services to their patrons and congregation.



Unit	Use	Day of Operation	Operating Hours	Approx. Occupancy*	Required Parking Spaces**	Notes	
1	House of Worship	Sunday	6:00-7:30PM	25-30	6		
		Monday	Closed	0	0		
		Tuesday	6:00-7:30PM	25-30	6		
		Wednesday	6:00-7:30PM	25-30	6		
		Thursday	6:00-7:30PM	25-30	6		
		Friday	6:00-7:30PM	25-30	6		
		Saturday	10:30A-12:00P; 7:00P-8:30P	25-30	6		
2	Massage Therapy Provider	Sunday	By Appointment	2-3	2		
		Monday			2		
		Tuesday			2		
		Wednesday			2		
		Thursday			2		
		Friday			2		
		Saturday			2		
3/4	House of Worship	Sunday	10:00AM-12:00PM	45-50	20		
		Monday	Closed	0	0		
		Tuesday	Closed	0	0		
		Wednesday	Closed	0	0		
		Thursday	7:00-8:30PM	10	5		
		Friday	7:00-8:30PM	25-30	15		
		Saturday	Closed	0	0		
5	Auto Repair Shop	Sunday	Closed	0	0		
		Monday	8:00AM-5:00PM	2-3	4		
		Tuesday					
		Wednesday					
		Thursday					
		Friday					
		Saturday	8:00AM-12:00PM	2-3	4		
6	House of Worship/ Barbershop	Sunday	10:30AM-12:30PM	<15	3	Barbershop by Appointment	
		Monday	Closed	0	0		
		Tuesday					
		Wednesday					
		Thursday					
		Friday	6:00PM-8:00PM	<15	3		
		Saturday	6:00PM-8:00PM	<15	3		
7	Vacant	Sunday			Assume 2-3 depending on future use		
		Monday					
		Tuesday					
		Wednesday					
		Thursday					
		Friday					
		Saturday					
8	Vacant	Sunday			Assume 2-3 depending on future use		
		Monday					
		Tuesday					
		Wednesday					
		Thursday					
		Friday					
		Saturday					

Overall Parking by Day & Time (Not Including by Appointment Tenants)	Day of Operation	Operating Hours	Total Approx. Occupancy*	Total Required Parking Spaces**	Notes
	Sunday	8:00AM-5:00PM	65	23	
		5:00PM-10:00PM	30	6	
	Monday	8:00AM-5:00PM	2-3	4	
		5:00PM-10:00PM	0	0	
	Tuesday	8:00AM-5:00PM	2-3	4	
		5:00PM-10:00PM	30	6	
	Wednesday	8:00AM-5:00PM	2-3	4	
		5:00PM-10:00PM	30	6	
	Thursday	8:00AM-5:00PM	2-3	4	
		5:00PM-10:00PM	40	11	
	Friday	8:00AM-5:00PM	2-3	4	
		5:00PM-10:00PM	75	24	
	Saturday	8:00AM-5:00PM	33	10	
		5:00PM-10:00PM	45	9	

*Approximate Occupancy based off of actual congregation size

**Required parking spaces per discussion with Nicholas Johnson



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

June 23, 2026

Kelly Valin Architect
P.O. Box 1436
Easton, Maryland 21601

Re: Application 2026 - 1747
29512 Canvasback Drive
Tax Map 0109, Grid 00EA, Parcel 4582, Lot 56
Easton, Maryland 21601

Ms. Valin,

At their regularly scheduled meeting on June 18, 2026, the Town of Easton Planning Commission (Commission) reviewed the above referenced application to request a supplemental waiver of ten (10) to fifteen (15) parking spaces from Section 28-1001.3.A, the minimum number of forty one (41) off-street parking spaces.

The Commission voted 5 - 0 to approve the supplemental waiver request subject to the following conditions:

1. The waiver request shall be formally revised to nineteen (19) parking spaces from the forty one (41) spaces required for the total site. The request shall be further clarified to specify a waiver of nineteen (19) parking spaces from the requested ten (10) to fifteen (15) spaces specifically required for the House of Worship use.
2. The Applicant shall provide the mandatory eight (8) bicycle parking spaces.
3. The Applicant shall obtain a Special Exception for a House of Worship use for units 1 and 6 from the Board of Zoning Appeals.
4. The Applicant will be required to resubmit a revised parking waiver if units 7 and 8 are over the estimated six (6) parking spaces allocated for both units, or if a new tenant requires additional parking.

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

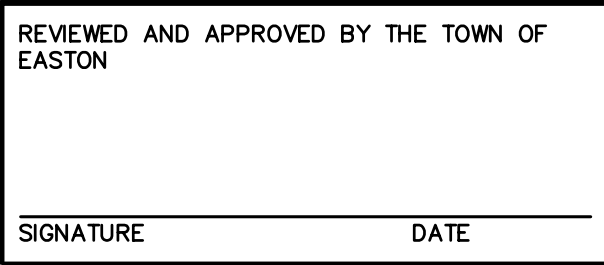
Appeals specifying the grounds thereof. Should you have questions concerning the above finding, please contact this office at 410-822-1943.

Sincerely,

Samantha N. Smith

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

CC: John Delaplaine, 56 Canvasback LLC



TAX MAP 109 GRID 9 PARCELS 4582

APPROVED
APPRV

West Water St. Centreville, MD 21617 (410) 758-2095 FAX (410) 7

DATE _____

BY

1

1

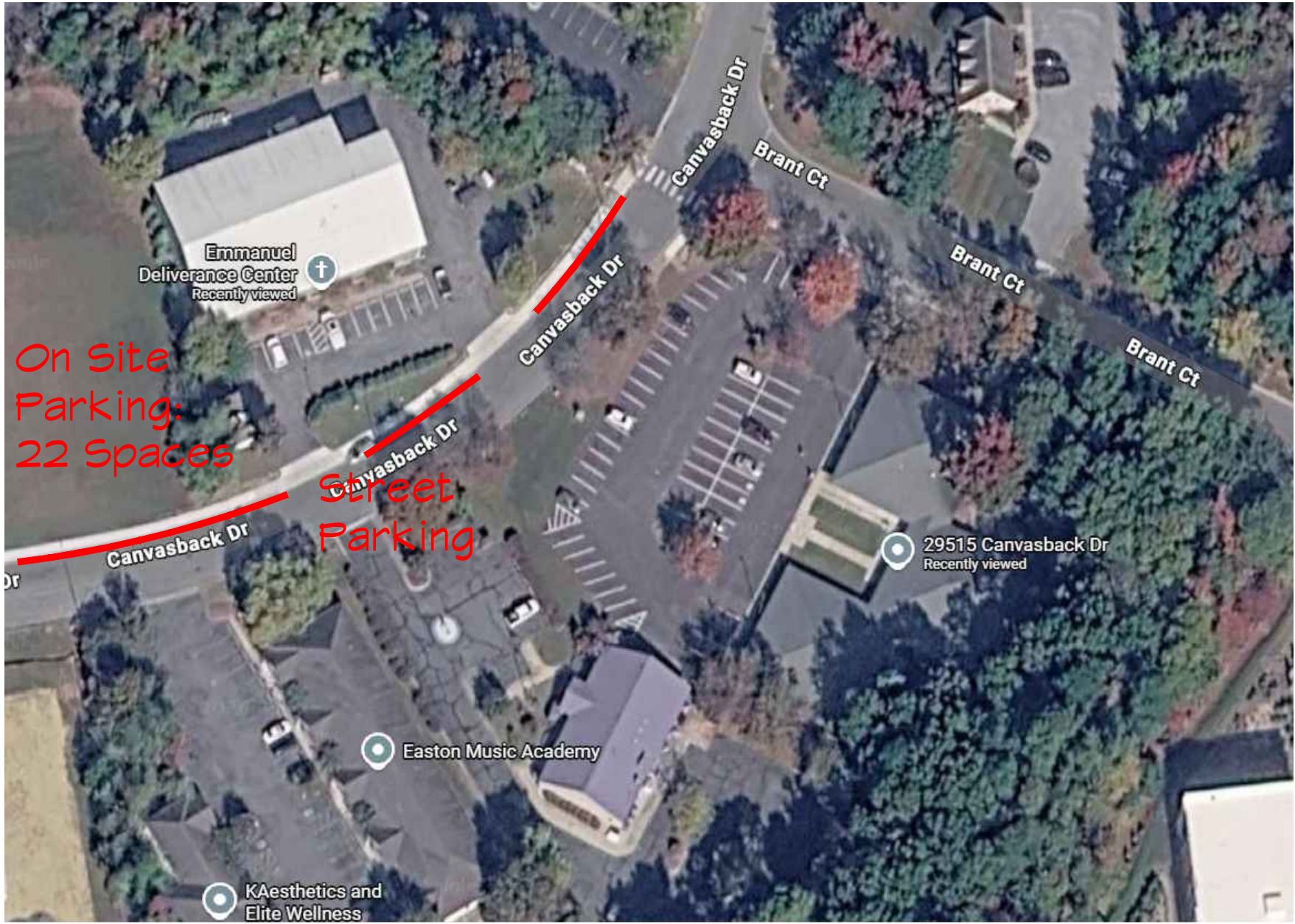
NOISE

1

1

VED

3



PARKING LOCATIONS
SCALE: NTS



Image 1.1



Image 1.2



Image 1.3



Image 1.4



Image 1.5

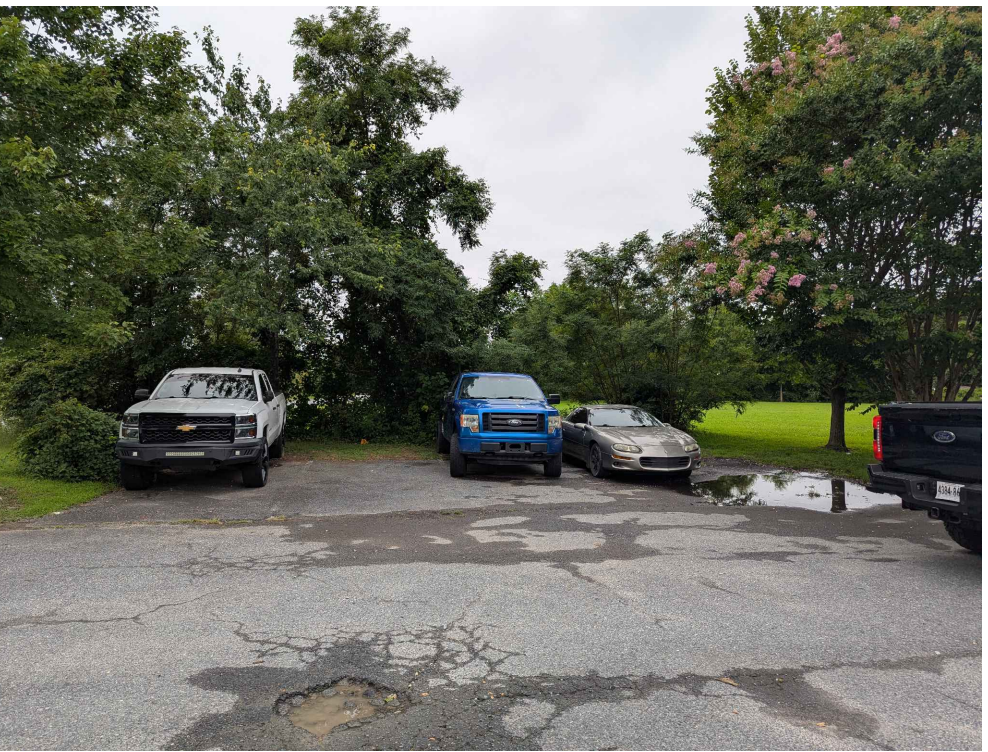
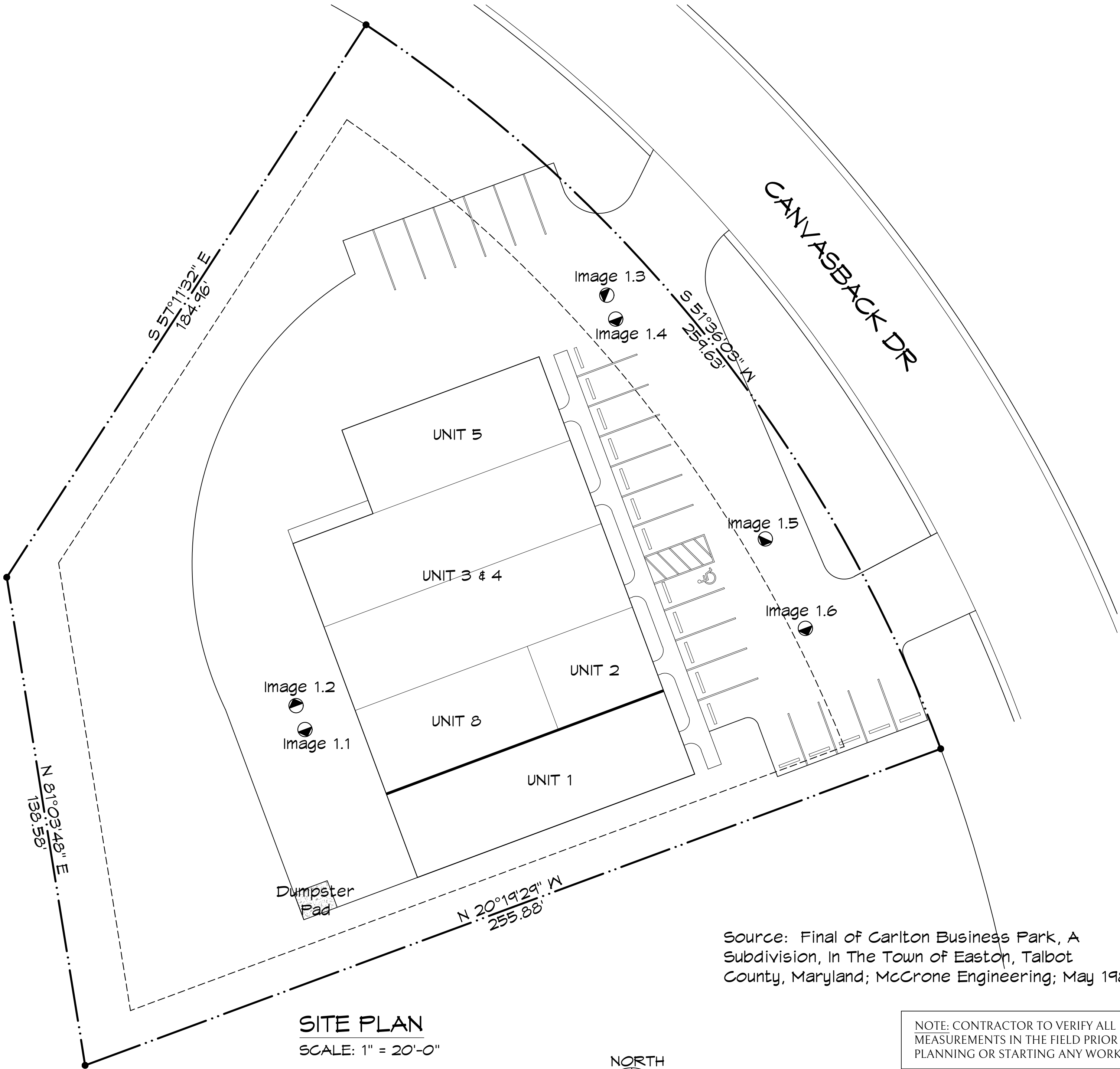


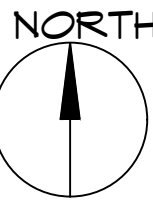
Image 1.6

SITE PHOTOS
SCALE: N/A



Source: Final of Carlton Business Park, A
Subdivision, In The Town of Easton, Talbot
County, Maryland; McCrone Engineering; May 1988

SITE PLAN
SCALE: 1" = 20'-0"



NOTE: CONTRACTOR TO VERIFY ALL
MEASUREMENTS IN THE FIELD PRIOR TO
PLANNING OR STARTING ANY WORK, TYP.

THIS DRAWING AS PREPARED BY KELLY VALIN, AIA SHALL
BE USED FOR THE SPECIFIC IDENTIFIED PROJECT ONLY
THIS DRAWING IS THE PROPERTY OF KELLY VALIN, AIA
AND SHALL BE RETURNED PER HER REQUEST

KELLY VALIN
ARCHITECT

kelly@kv-architect.com | 224-629-1872
PO Box 1436
Easton, Maryland 21601

1	05-18-26	KV
no.	date	by

Drawing Title:

29512 Canvasback Dr.
Easton, Maryland 21601
John Delaplaine - Owner

ISSUED FOR BOZA REVIEW
NOT FOR CONSTRUCTION

DATE:	05-18-26
PROJECT NO.:	25-105
SCALE:	Varies
DWG. BY:	KV
CHK BY:	KV

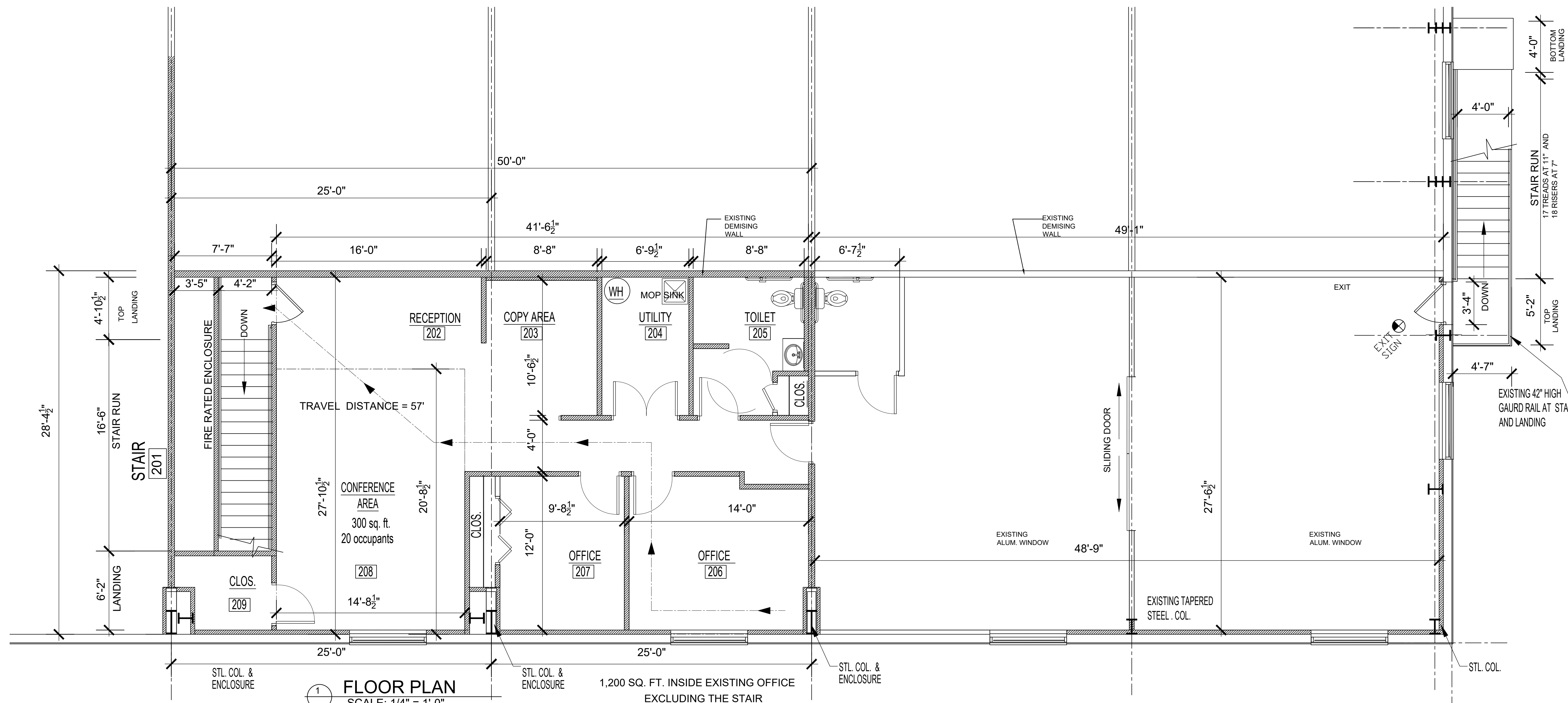
EX1
01 OF 01

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I
AM A DULY LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 20519, EXPIRATION DATE 12-23-2026.

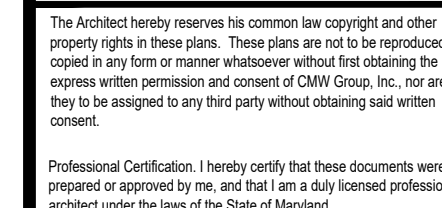


NONE

3 1/2", METAL STUDS @ 16" O.C.
w/ 5/8" DRYWALL ON BOTH SIDES
OF STUDS. INSTALL
3 1/2" SOUND BATT INSULATION WITHIN
STUD SPACE. EXTEND WALL (STUDS, INSUL.,
DRYWALL) TO UNDERSIDE OF METAL ROOF DECK.
OR FLOOR DECK & SEAL TIGHT w/ RATED CAULK.
- DEMISING WALLS, (1) HOUR
RATED WALLS , U.L. DESIGN #U465



A 1.1



TAX ID #01-072536

THIS DEED

20.00
20.00
40.00
2230
451
0156 PM
DEC 21 2009
RECORDED
FEE -
TOTAL
1403
3851
DEC 21 2009

EASTERN SHORE TITLE COMPANY
P.O. BOX 857
EASTON, MD 21601

Made this 18th day of December in the year two thousand nine, by and between **Michael Edward Boosalis and Caroline Boosalis, his wife and John Delaplaine**, Grantors and parties of the first part, and **56 Canvasback, LLC**, Grantee(s) and party(ies) of the second part.

That for and in consideration of the sum of **ZERO (\$0.00) DOLLARS AND NO/100**, the actual consideration paid or to be paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party(ies) of the second part, its successors and or assigns, in fee simple, all that piece or parcel of ground together with improvements thereon, situate, lying and being in Talbot County, in the State of Maryland, and more particularly described as follows, that is to say:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING PART OF the same property by which Deed dated September 30, 2002 and recorded among the Land Records of Talbot County, Maryland in Liber 1098, folio 466, which was granted and conveyed between James Gieske unto Michael Boosalis and Chris Peter Boosalis; **ALSO BEING A PART** of the same property by which Deed dated June 28, 2007 and recorded among the Land Records of Talbot County, Maryland in Liber 1571, folio 576, which transferred Chris Peter Boosalis' (50% Interest) to John Delaplaine. **ALSO** being a part of the same property which by Deed dated December 29, 2008 and recorded among the Land Records of Talbot County, Maryland in Liber 1684, folio 345 wherein Michael Boosalis added his wife, Caroline Boosalis as to his 50% interest in said property.

SUBJECT to covenants, easements and restrictions of record.

TOGETHER with the building thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described piece or parcel or ground and premises to the said parties of the second part, its successors and or assigns, in fee simple.

CERTIFICATION IS MADE THAT ALL TAXES
DUE ON THE PROPERTY INDICATED IN
THIS DEED HAVE BEEN PAID.
FINANCE OFFICER OF TALBOT COUNTY
R. ANDREW HOLLIS, FIN. OFFICER

DATE 12/21/09

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

DAVID H. EWING
SUPERVISOR OF ASSESSMENT

R. ANDREW HOLLIS, FIN. OFFICER

LIBER 1759 FOLIO 277

AND the said party of the first part hereby covenants that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the said land as may be requisite.

WITNESS the Hand and Seal of Said Grantors

By [Signature] (SEAL)
Michael Edward Boosalis

By [Signature] (SEAL)
Caroline Boosalis

By [Signature] (SEAL)
John Delaplaine

STATE OF MARYLAND,

Howard

COUNTY to wit:

I HEREBY CERTIFY, that on this 18th, day of December, in the year two thousand nine, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Michael Edward Boosalis, Caroline Boosalis and John Delaplaine known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be his/her/their act, and in my presence signed and sealed the same.

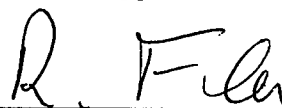
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



My Commission Expires

[Signature]
Notary Public

The undersigned hereby certifies that the within instrument was prepared by or under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.



Robert L. Fila, Attorney

Our File No.: Boosalis
Return to:
The Law Offices of Robert L. Fila
5513 Twin Knolls Road
Suite 214
Columbia, Maryland 21045

EXHIBIT "A"

ALL THAT PIECE OR PARCEL of land situate, lying and being in the Town of Easton, Talbot County, Maryland, containing 1.00 acres of land, more or less, fronting on Canvasback Drive, being more particularly designated as Lot 56 as shown on Sheets 1 and 3 of Plats entitled: "FINAL MAP OF CARLTON BUSINESS PARK, A RESUBDIVISION IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND", dated April, 1988, prepared by McCrone, Inc., and recorded among the Plat Records of Talbot County at P.C. 1/17A through P.C. 1/19 AA; reference to said Plat and the record thereof being hereby made for a more particular description of said Lot 56 by metes and bounds, courses and distances.

TOGETHER WITH the rights to use the streets and roads as shown on any Plat of "Carlton Business Park" recorded among the Plat records of Talbot County at P.C. 1/17A through P.C. 1/19AA, as modified by a Quit Claim Deed dated January 7, 1991 and recorded in said Land Records in Liber No. 698, folio 469.

SUBJECT, HOWEVER to a Declaration of Covenants, Conditions and Restrictions for Carlton Properties, Inc., recorded among the Land Records of Talbot County in liber No. 660, folio 944.

The improvements thereon being known as 29512 Canvasback Drive.

CERTIFICATION AND AFFIDAVIT

This is to certify under penalties of perjury that the transfer from the individuals who are identified as the parties of the first part in the attached Deed are the only Members of 56 CANVASBACK, LLC and are transferring the title to the property in accordance with the provisions of The Tax-Property Annotated Code of Maryland Subtitle 12-108(y)(2) *Transfer from certain entities to limited liability company, and the Member(s) of the limited liability company are identical to the individual(s) of the converting proprietorship.*

WITNESS:

Donna Harris
as to all

Michael Edward Boosalis
Michael Edward Boosalis

Caroline Boosalis
Caroline Boosalis

John Delaplaine
John Delaplaine

STATE OF MARYLAND, COUNTY OF Howard, TO WIT:

I HEREBY CERTIFY, that on this 18th day of December, 2009, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Michael Edward Boosalis, Caroline Boosalis, and John Delaplaine, being known to me (or satisfactorily proven) acknowledge that they executed the within instrument for the purposes therein contained, and in my presence signed and sealed the same.



Donna Harris
Notary Public

2009

MARYLAND
FORM

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

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

CAROLINE BOOSALIS

2. Reasons for Exemption

Resident
Status

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 and is 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

CAROLINE BOOSALIS

Name

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

2009

MARYLAND
FORM

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

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

JOHN DELAPLAINE

2. Reasons for Exemption

Resident
Status

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.

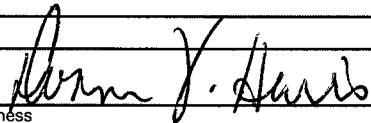
Principal
Residence

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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.

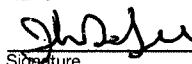
3a. Individual Transferors

Witness



JOHN DELAPLAINE

Name


Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

2009

MARYLAND
FORM

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

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

MICHAEL EDWARD BOOSALIS

2. Reasons for Exemption

Resident
Status

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.

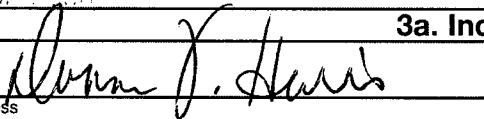
Principal
Residence

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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.

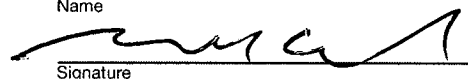
3a. Individual Transferors

Witness



MICHAEL EDWARD BOOSALIS

Name



Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

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)

Space Reserved for Circuit Court Clerk Recording Validation

Space Reserved for County Validation

AOC-CC-300 (5/2007)

Page 41 of 47



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

August 26, 2026

Kelly Valin
P.O. Box 1436
Easton, Maryland 21601

Re: BOZA Application SE - 1801 / SE 26 - 09
29512 Canvasback Drive Unit 6
Tax Map 0109, Grid 00EA, Parcel 4582, Lot 56
Easton, Maryland 21601

Ms. Valin,

The above matter has been scheduled for a public hearing before the Town of Easton Board of Zoning Appeals on ***Tuesday, September 15, 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

CC: John Delaplaine, 56 Canvasback LLC



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

August 31, 2026

Dear Resident,

The Easton Board of Zoning Appeals will hold a public meeting on **Tuesday, September 15, 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 - 1801 / SE 26 - 09 has been filed by Kelly Valin (Applicant) on behalf of 56 Canvasback LLC (Owner), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (3) 305 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as a House of Worship. The Applicant is seeking to operate a House of Worship serving approximately 15 to 20 congregants within an existing commercial building. The property is located at 29512 Canvasback Drive Unit 6, Easton, Maryland, also known as Tax Map 0109, Grid 00EA, Parcel 4582, Lot 56, and is situated in the CG – Commercial General Zoning District.

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

Samantha N. Smith

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



Subject property posting pursuant to
Section 28-1303.5.B.3 of the Town of Easton Zoning Code
August 28, 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 - 1801 / SE 26 - 09..." was published in the:

The Star Democrat 08/29/26



Orestes Baez
President & Publisher

NOTICE Notice is hereby given that Application SE - 1801 / SE 26 - 09 has been filed by Kelly Valin (Applicant) on behalf of 56 Canvasback LLC (Owner), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (3) 305 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as a House of Worship. The Applicant is seeking to operate a House of Worship serving approximately 15 to 20 congregants within an existing commercial building. The property is located at 29512 Canvasback Drive Unit 6, Easton, Maryland, also known as Tax Map 0109, Grid 00EA, Parcel 4582, Lot 56, and is situated in the CG - Commercial General Zoning District. The undersigned Board will hold a public hearing with respect to said application on Tuesday, September 15, 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 3111624 SD 8/29/2026
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NOTICE

Notice is hereby given that Application SE - 1801 / SE 26 - 09 has been filed by Kelly Valin Architect (Applicant) on behalf of 56 Canvasback LLC (Owner), pursuant to Section 28-1303.5.B of the Town of Easton Zoning Ordinance (Ordinance) to obtain a Special Exception for use (3) 305 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as a House of Worship. The Applicant is seeking to operate a House of Worship serving approximately 15 to 20 congregants within an existing commercial building. The property is located at 29512 Canvasback Drive Unit 6, Easton, Maryland, also known as Tax Map 0109, Grid 00EA, Parcel 4582, Lot 56, and is situated in the CG – Commercial General Zoning District.

The undersigned Board will hold a public hearing with respect to said application on Tuesday, September 15, 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.