



Board of Zoning Appeals MEETING MINUTES

Tuesday, April 20, 2021 - 9:00 AM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Approval of Minutes. from the 2021-03-16 meeting.

Application: SE-811 / SE-21-02

Location: 31 Jowite Street

Applicant: Mr. Jymil Thompson

Owner: BAAM, Inc.

Request: Applicant filed for a special exception from Section 28 201 Table 2.1 (C) 16 of the Zoning Ordinance to establish a School in the existing building for grades Pre-K (4-year olds) through 8th grade

Application: Se-812 / SE-21-03

Location: 8480 Ocean Gateway

Applicant: Lane Engineering, LLC c/o Mr. Tim Glass

Owner: Estate of Norris E. & Joyce W. Taylor

Request: Applicant filed for a special exception from Section 28 201 Table 2.1 (B) 46 of the Zoning Ordinance for gasoline sales.

Application: V-780 / V-21-03

Location: 8461 Ocean Gateway

Applicant: Mr. Nick Nistazos c/o Nistazos Holdings, LLC

Owner: Nistazos Holdings, LLC

Request: Applicant filed for a variance from Section 28 – 1001.2 (L) of the Zoning Ordinance. This is a variance of 10' to enable parking and drive aisles to be located on a property line for purposes of connecting into existing pavement and providing adequate maneuverability.

Application: V-781 / V-21-04

Location: 110 Sycamore Avenue

Applicant: Mr. Edward Moore, PE Moore & Sons Construction LLC

Owner: Thomas J. & Tammy L. Hickey

Request: Applicant filed for a variance from Section 28 – 403.2 (D) 1 of the Zoning Ordinance. This is a variance of 5.67' to enable a 10' x 17' addition and a 6' x 20' porch, to be within 24.33' of the front property

line. The minimum front lot setback in the R-10A Zoning District is 30'.

Application: SE-814 / SE-21-05

Location: 8865 Glebe Park Drive

Applicant: Ms. Lyndsey Ryan

Owner: Channel Marker Foundations, Inc.

Request: Applicant filed for a special exception from Section 28 201 Table 2.1 (A) 18 of the Zoning Ordinance to operate a specialized group home within a portion of their existing facility.

Application: SE-813 / SE-21-004

Location: 350 N. Aurora Street

Applicant: Green Eyes, LLC c/o Mr. Vincent M. Kelly

Owner: 1610 Whitehall Road, LLC

Request: Applicant filed for a special exception from Section 28 201 Table 2.1 (C) 14 of the Zoning Ordinance to operate a research facility and laboratory within an existing building.

Application: V-779 / V-21-02

Location: 104 Maryland Avenue

Applicant: Mr. Mitchell Hughes

Owner: Donald D. Foster Inc.

Request: Applicant filed for a variance from Section 28 – 410.2 (D) 3 of the Zoning Ordinance. This is a variance of 29' to enable a 16' x 36' screened porch, to be within 1' of the rear property line. The minimum rear lot setback in the I1 Zoning District is 30'.