



Board of Zoning Appeals MEETING MINUTES

Tuesday, April 19, 2022 - 9:00 AM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Board of Zoning Appeals Members Present:

Mr. Peter Cotter
Mr. Gary Molchan

Staff Present:

Mr Lynn Thomas
Mr. Joseph Mayer

Approval of Minutes.

2/15/2022 Minutes

Since there was only one person present who was at the meeting, the Board would approve the minutes at the next meeting.

3/22/2022 Minutes

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Application Number:

SE-825/SE-22-05

Location:

400 Maryland Avenue

Applicant:

Ms. Gloria Palmer c/o Palmers Heavenly
Hearts Family Child LLC

Request:

Special Exception for Day Care, Group

Ms. Gloria Palmer, from Palmer Heavenly Hearts Family Child LLC, and Ms. Helen Herman, Architect, was present on behalf of application **SE-825/SE-22-05** for a special exception for a Day Care Group within an existing building. Mr. Cotter noted that there are only two members present and the implication of that is that if there's a split decision, the application would be denied. Therefore, the applicant would not be able to return until next year for the same request. The Applicants are entitled to move forward now with just two members knowing that risk, or postpone the Hearing until a full 3 member Board could be seated. The applicants requested to move forward at this time and both were sworn in for the Special Exception request.

It was discussed that the applicant plans to utilize the existing building for a day care facility. There are no plans to expand the square footage of the existing building. Exterior doors would be added for safety. The maximum number of children attending would be 45, which would require the applicant to update their license agreement with the State of Maryland. Parking spaces, pick-up areas, scheduled pick-up times and age groups were discussed. In addition, use within the zoning district and traffic was discussed.

Mr. Cotter then opened the floor for Public Comment.

Mr. Bruce Armistead, from Armistead, Lee, Rust & Wright, P.A., represented the owner of the property, Willow Construction, Inc. He wanted to clarify that the parking was not exclusive and that there would be two uses on the property.

Upon motion by Mr. Cotter and seconded by Mr. Mulchan and carried 2-0 to approve the special exception request for **SE825/SE-22-05** with the condition that the approval will run with the land.

Adjournment

At 9:22 AM, upon motion by Mr. Cotter and seconded by Mr. Molchan and carried unanimously, Mr Cotter adjourned the regularly scheduled meeting.