Town of Easton Board of Zoning Appeals
Decision Summary
Tuesday, December 20, 2022 at 9:00 a.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:
Town of Easton Agenda and Minutes (eastonmd.gov)

Attendance:

Board Members:
Peter Cotter, Chairperson
Gary Molchan, Vice Chairperson
Zakary A. Krebeck

Staff:
Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas Jr. AICP, Town Planner
Joseph Mayer, Plan Reviewer
Nicholas Johnson, Planner
Sharon Van Emburgh Esq, Town Attorney

1. **Call to Order –** Chairman Cotter called the meeting to order at 9:00 am.

2. **Minutes Review –**
   November 15, 2022 -

   Vice Chairman Molchan moved to approve the November 15, 2022 Minutes. Board Member Krebeck seconded the motion.

Vote	3-0
FOR:	3- Cotter, Molchan, Krebeck
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. **Old Business –** None

4. **New Business**

   a. **Applicant:** **Jonathan and Laura Ryan**
   File No.: **A-22-02**
   Agent: Zachary A. Smith
   Location: 24 N. Aurora Street, Easton, MD 21601
   Tax Map 103, Grid 2536, Parcel 113
   Zoning: R-7A

Request: The applicant is appealing a Historic District Commission (HDC) decision at their October 10, 2022 meeting to deny a request to replace the existing cedar wood roof shakes with architectural asphalt shingles.

Staff Presentation:
Nicholas Johnson; Planner
Miguel Salinas; Director of Planning and Zoning

Applicant Presentation:
Zachary A. Smith; Armistead, Lee, Rust & Wright P.A.
Jonathan Ryan; Applicant

HDC Presentation —
Lyndsey Ryan; Booth, Cropper & Marriner, PC
Kelly Pezor; Historic District Commission Chairperson

Adjournment– Chairman Cotter motioned to adjourn for closed session at 10:14 am to confer with the Town Attorney. Vice-Chairman Molchan seconded the motion.

Call to Order—Chairman Cotter called the meeting back to order at 10:25 am.

Board Member Krebeck moved to remand the matter to the Historic District Commission (HDC) to ensure the record has sufficient evidence to support the HDC's decision of denial, and with such evidence to include: 1) evidence to support the original roof material; 2) evidence to support that the architectural grade asphalt shingles are consistent with the building's architectural style; and 3) evidence to support economic hardship to the applicant. Vice Chairman Molchan seconded the motion.

Vote	3-0
FOR:	3- Cotter, Molchan, Krebeck
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

b. **Applicant:** **Dacourt Properties LLC**
File No.: **SE - 838**
Agent: Brendan Mullaney
Location: 1006 S. Washington Street, Easton, MD 21601
Tax Map 106, Grid 0, Parcel 2626
Zoning: R-10A

Request: The applicant is seeking to obtain Special Exception approval to allow a live-work unit in the R-10A zone. The scope of work consists of interior renovations to an existing vacant unit. Staff recommends the following condition:

1. The applicant shall obtain a building permit and a certificate of occupancy for the salon to ensure the live-work unit is in conformance with the Town of Easton building code, including adequate fire separation.

Staff Presentation:
Nicholas Johnson; Planner
Lynn Thomas; Town Planner
Miguel Salinas; Director of Planning and Zoning

Applicant Presentation:
Brendan Mullaney; McAllister, DeTar, Showalter & Walker LLC
Courtney Dulin; Applicant

Public Comment—
Barry Vanechten
Mariann Emerson

Board Member Krebeck moved to approve the request as adopted by the applicant's findings in the written submission presented to the Board and subject to conditions: 1) compliance with staff recommendation to obtain applicable permits to conform as a live-work unit within the Town of Easton building code; 2) the Special Exception shall be limited to a salon or similar use as determined by the Planning Director; and 3) conformance to all Town trash and recycling requirements. Chairman Cotter seconded the motion.

Vote	3-0
FOR:	3- Cotter, Molchan, Krebeck
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Chairman Cotter moved to amend the motion for operation to begin within 12 months with the option of an extension through staff approval. Board Member Krebeck seconded the amendment to the main motion.

Vote	3-0
FOR:	3- Cotter, Molchan, Krebeck
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

6. **Adjournment**– Chairman Cotter adjourned the meeting at 10:57 am.