

**Board of Zoning Appeals  
Town of Easton  
Monday, June 2, 2014**

**OPEN SESSION MINUTES**

MEETING CALLED TO ORDER

Mr. Cotter called the regularly scheduled meeting to order at 9:00 a.m. Monday, June 2, 2014 in the Town Council Chambers in the Town Office Building.

The Board voted unanimously to approve the May 13<sup>th</sup> minutes as prepared.

In attendance were:

Board of Zoning Appeals Members:	Peter Cotter, Chairman, Gary Molchan, and Doris Mason.
Staff:	Zach Smith and Stacie Rice.

**NEW BUSINESS:**

**BOZA Case No. V-731**

David Cummings, property owner was present at the meeting for property located at 7309 Shirley Drive, Easton, MD. Mr. Cummings is seeking a Variance to permit the construction of a garage addition to within 3.3 feet of side property line where a minimum setback of 8 feet is ordinarily permitted. The property is located in the R-10A Zoning District. Mr. Cummings explained he would like to construct a 1-story, 24' x 30' attached garage. He stated there is limited area in which to construct the garage sufficient to house 2 cars, a small workshop and meet the setback. The property owners closest to the proposed addition provided the applicant with a letter of support. Mr. Smith explained that a portion of the proposed garage addition is shown within a 5 foot wide utility easement that runs along the side property line of the subject property. Mr. Smith stated that the applicant will need approval from Easton Utilities to construct the addition in the area shown.

Mr. Cummings addressed the criteria as set out in Section 1303.5 C provisions for granting a Variance.

Upon consideration of all the evidence and testimony presented at the meeting, Mrs. Mason made a motion to approve the Variance request subject to Mr. Cummings receiving approval letter from Easton Utilities. The motion was seconded by Mr. Cotter and carried on a 2-1 vote.

**BOZA Case No. SE-761**

Doug Collison, Esquire, and Diana Duncan, property owner were present at the meeting regarding property located at 7905 Fort Stokes Lane Easton, MD. Mr. Collison explained that the subject property is improved with a single family detached house, which is approximately 6,694 square feet. The owners would like to construct a 3,305 square foot addition to the existing house for the purpose of creating a second dwelling unit on the

subject property. The applicant is proposing to entitle the creation of the second dwelling unit as a “granny flat”. Mr. Collison explained that the proposed addition could not be located on the other side of the house due to the existing sewage reserve area. Adjacent property owners Mr. and Mrs. Ward expressed their concerns with the proposed addition stating that the addition of the granny flat is like adding another single family dwelling between their house and the Duncan’s residence. Mr. Collison explained that the HOA has approved the proposed addition.

Upon consideration of all the evidence and testimony presented at the meeting, Member Cotter made a motion to approve the Applicant’s request for a Special Exception. Motion seconded by Member Molchan and carried on a vote of 2-1.

#### ADJOURNMENT

There being no further business, the meeting adjourned at 10:40 a.m.

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Submitted by

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Date