

**Board of Zoning Appeals
Town of Easton
Tuesday April 26, 2011**

The Board of Zoning Appeals met in open session at 9:00 a.m. in the Town Council Chamber in the Town Office Building. In attendance were Board Members Richard Tettelbaum, Chairman, Debbie Renshaw, Gary Molchan and Doris Mason, Alternate.

OPEN SESSION MINUTES

MEETING CALLED TO ORDER

Chairman Richard Tettelbaum called the regularly scheduled meeting to order at 9:00 a.m. Tuesday April 26, 2011.

In attendance were:

Board of Zoning Appeals Members: Richard Tettelbaum, Debbie Renshaw, Gary Molchan
Doris Mason.

Staff: Tom Hamilton, Town Planner, Lynn Thomas, Long
Range Planner, Zach Smith, Current Planner and Stacie
Rice, Planning Secretary.

NEW BUSINESS:

BOZA Case No. A-65 – 214 Goldsborough Street

Applicant John Ippolito, owner of property identified as 214 Goldsborough Street, Easton, MD was before the Board appealing two decisions made by the Town of Easton Building Official. The property is located in the R-7A.

Mr. Ippolito addressed the criteria as set out in Section 1303.5 A, appealing decisions made by the Easton Building Code Official.

No one spoke in opposition to the application.

The Board decided to bifurcate the appeal into two questions 1.) Did the Building Official err in requiring a building permit for the work performed and 2.) Did the Building Official err in requiring the owner to install a lock box.

Regarding first question - Upon consideration of all the evidence and testimony presented at the meeting, Member Tettelbaum made a motion to deny the appeal, therefore requiring the applicant to obtain a building permit for construction activity performed on existing porch. Motion seconded by Member Molchan and carried on a unanimous vote of 3-0. Ms. Renshaw recommended the language in the Town Code be made clearer regarding when a building permit is required.

Regarding second question - Mr. Tettelbaum also made a motion to deny appeal, therefore requiring the applicant to place a "security key lock box" on the building. Motion seconded by Member Renshaw and carried on a unanimous vote of 3-0.

BOZA Case No. SE-742 – 8289 Ocean Gateway

Steve and Julie Harris (Applicants) have filed an application for property identified as 8289 Ocean Gateway Easton, MD seeking a Special Exception to permit a produce/wayside stand. The property is located in the CG Zoning District.

Mr. Harris addressed the criteria as set out in Section 1303.5 B, Article II, Table 2.1 B 77 for granting a Special Exception.

No one spoke in opposition to the application.

Upon consideration of all the evidence and testimony presented at the meeting, Member Molchan made a motion to approve the Applicant's request for a Special Exception for a produce/wayside stand. Motion seconded by Member Renshaw and carried on a unanimous vote of 3-0.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:55 a.m.

Submitted by

Date