

**Board of Zoning Appeals
Town of Easton
Tuesday February 22, 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 and Gary Molchan.

OPEN SESSION MINUTES

MEETING CALLED TO ORDER

Vice Chairman Debbie Renshaw called the regularly scheduled meeting to order at 9:00 a.m. Tuesday March 22, 2011.

In attendance were:

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

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

Election of Officers: Member Renshaw nominated Member Tettelbaum as Chair seconded by Member Molchan and carried on a vote of 2:0. Member Molchan nominated Member Renshaw as Vice Chair seconded by Member Tettelbaum and carried on a vote of 2:0.

NEW BUSINESS:

BOZA Case No. SE-741- 126 Port Street

Applicant Abul Siddiqui and Muhammad Ullah owner of property identified as 126 Port Street, Easton, MD are seeking a Special Exception to occupy an existing structure with a “*House of Worship*” use. The property is located in the CR “Central Business District”.

Mr. Ullah addressed the criteria as set out in Section 1303.5 B and Article II, Table 2.1 Use C. 7 provisions for granting a Special Exception.

Those speaking in support of the application were:

- *Members of Islamic Society of Easton*

No one spoke in opposition to the application.

Upon consideration of all the evidence and testimony presented at the meeting, Member Renshaw made a motion to approve the Applicant’s request to occupy an existing structure with a “*House of Worship*”. Motion seconded by Member Molchan and carried on a unanimous vote of 3:0.

BOZA Case No. V-704 – 415 Salmon Avenue

Applicant Steve Riedel owner of property identified as 415 Salmon Avenue, Easton, MD is seeking a Variance to construct a 1 story addition to within 17 feet of a front property line where a minimum 25 foot setback is ordinarily required. The property is located in the R-7A Zoning District.

Mr. Riedel addressed the criteria as set out in Section 402.2 D (1) provisions for granting a Variance.

Those speaking in support of the application were:

- *Basil Harrison, Neighbor*
- *Al Silverstein, Neighbor*

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 front yard setback Variance. Motion seconded by Member Renshaw and carried on a unanimous vote of 3:0.

BOZA Case No. V-705 – 14 N. Hanson Street

Applicant Barclay Upchurch owner of property identified as 14 N. Hanson Street, Easton, MD is seeking a Variance to permit a freestanding sign with a maximum height of approximately 13 feet, where the maximum height ordinarily permitted for such signs is 10 feet. The property is located in the CR "Central Business District".

Mr. Upchurch addressed the criteria as set out in Section 1101.6 B (1) provisions for granting a Variance.

Those speaking in support of the application were:

- *Bob Rothgaber, Neighbor*

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 Variance request for height of a freestanding sign. Motion seconded by Member Renshaw and carried on a unanimous vote of 3:0.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:00 a.m.

Submitted by

Date