

**Board of Zoning Appeals
Town of Easton
Wednesday March 21, 2012**

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, Doris Mason and Gary Molchan.

OPEN SESSION MINUTES

MEETING CALLED TO ORDER

Chairman Tettelbaum called the regularly scheduled meeting to order at 9:00 a.m. Wednesday March 21, 2012.

In attendance were:

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

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

NEW BUSINESS:

BOZA Case No. V-716 – 8275 Ocean Gateway

Mike Williams of DavCo Restaurants, Inc. was present at the meeting representing property identified as Wendy's, 8275 Ocean Gateway Easton, MD. Mr. Williams is seeking a Variance to erect a freestanding sign closer to the front (western) property line than the minimum setback that is ordinarily required for such a sign of 10 feet. The property is located in the C-G Zoning District.

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

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 setback Variance as proposed. Motion seconded by Member Mason and carried on a vote of 2-1 (Mr. Tettelbaum against).

BOZA Case No. V-717 – 8814 Roundhouse Circle

Applicant Ben Blue owner of property identified as 8814 Roundhouse Cirlet, Easton, MD is seeking a Variance to construct a swimming pool within a front yard. Subject property is a corner lot; by Town definition corner lots have two front yards for applying setback regulations. Mr. Blue proposes to locate the swimming pool within a portion of their property that functions as a side yard based on the positioning of the house. The property is located in the R-10A Zoning District.

Mr. Blue addressed the criteria as set out in Section 1008.1 A (11) supplemental standards regulating the location of swimming pools.

Those speaking in support of the application were:

- *Charles Hines – Representative for the Mulberry Station HOA (Home Owners Association) stated that the HOA has approved the location of the pool, but had concerns about privacy and future road improvements to Whistle Stop Drive, which is currently an unimproved paper street.*

No one spoke in opposition to the application.

Upon consideration of all the evidence and testimony presented at the meeting, Member Tettelbaum made a motion to approve the Applicant's Variance request for a swimming pool as presented. Motion seconded by Member Molchan 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