

**Board of Zoning Appeals
Town of Easton
Wednesday, July 3, 2013**

OPEN SESSION MINUTES

MEETING CALLED TO ORDER

Chairman Cotter called the regularly scheduled meeting to order at 9:00 a.m. Wednesday, July 3, 2013 in the Town Council Chambers in the Town Office Building.

In attendance were:

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

NEW BUSINESS:

BOZA Case No. V-723

Jeff Frederick was present at the meeting for property located at 8562 Ocean Gateway Easton, MD. Mr. Frederick is seeking a Variance from the number of wall signs permitted. Mr. Frederick is requesting to install five (5) wall signs on the front façade of the building where a maximum of one (1) wall sign is ordinarily permitted. Mr. Frederick stated the manufacturer is asking that all signage be upgraded for their branding. The property is located in the CG Zoning District.

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

Upon consideration of all the evidence and testimony presented at the meeting, Mr. Molchan made a motion to approve the Variance limited to no more than five (5) building signs and total square footage of signage to not exceed 100 square feet. The motion was seconded by Mrs. Mason and carried on a 3-0 vote.

BOZA Case No. V-724

Michael Pullen was present at the meeting for property located at 36 S. Washington Street Easton, MD. Mr. Pullen explained he is seeking a Variance to permit three dwelling units on the subject property where fewer than three units would ordinarily be permitted. He stated that two one-bedroom dwelling units currently exist on the property, and is proposing a net increase of one additional dwelling unit for a total of 3 one-bedroom units. The new dwelling unit is proposed within the confines of the existing building. Mr. Pullen stated there is ample parking for the additional unit. The property is located in the CR Zoning District.

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

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 Variance. Motion seconded by Member Mason and carried on a vote of 3-0.

BOZA Case No. A-70 – 407 Diamond Street

Present at the appeal hearing were Jeff & Melissa Mueller, owners of 407 Diamond Street. They are before the Commission for an appeal of the Code Official's determinations as they relate to 407 Diamond Street, a rental property associated with Case #13-0132. Also, present were Brynja Booth, Attorney for the Board of Zoning Appeals, Sharon VanEmburch, Town Attorney as well as Don Richardson, Building Official and Jackie Naylor, Code Official for the Town of Easton. Mr. Thomas explained that a Draft Ordinance was presented to the Town Council on Monday, July 1st regarding Code Enforcement issues including clearer standards for waiver procedures. Mrs. VanEmburch stated that there is nothing proposed in the Ordinance that would affect their ability to review the application at hand. Upon motion of Mr. Cotter, seconded by Mr. Molchan the hearing was continued at the request of the applicant with an agreement from the Town based on the fact that the new Ordinance could conceivably change the nature and mechanism of recourse for the applicant. The motion carried on a vote of 3-0

ADJOURNMENT

There being no further business, the meeting adjourned at 10:15 a.m.

Submitted by

Date