

**Board of Zoning Appeals  
Town of Easton  
Wednesday, November 19, 2013**

**OPEN SESSION MINUTES**

MEETING CALLED TO ORDER

Mr. Cotter called the regularly scheduled meeting to order at 9:00 a.m. Wednesday, October 16, 2013 in the Town Council Chambers in the Town Office Building.

The Board voted to approve the minutes from the October meeting as presented.

In attendance were:

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

**NEW BUSINESS:**

**BOZA Case No. SE-757**

Charles Goebel, applicant was present at the meeting for property located at 220 S. Harrison Street Easton, MD. Mr. Goebel is seeking a Special Exception to permit an office use on the subject property; or alternatively a "Granny Flat" use on the subject property. The property is located in the R10A Zoning District.

Mr. Goebel explained the prior property owner had a law office in a 1-story addition at the rear (East side) of the house. The offices are separate and self-sufficient from the residence and have their own entry, walkway and steps leading from E. Earle Avenue. Mr. Goebel is an architect and would like to have his professional office in the portion of the house he identified as the former law office. Mr. Goebel also asked the Board for flexibility in uses as he would like the option to convert the portion of the house he indicated was a law office into an accessory apartment (granny flat) should he not decide to have his office at the residence. The Board felt as though the use should be specific and not "either/or". Mr. Goebel stated he would proceed with the office use and not the granny flat use.

Mr. Goebel addressed the criteria as set out in Article XIII, Section 1303.5 B 6 provisions for granting a Special Exception.

Upon consideration of all the evidence and testimony presented at the meeting, Member Cotter made a motion to approve the Special Exception use for an office. The motion was seconded by Mrs. Mason and carried on a vote of 3-0.

**BOZA Case No. V-726**

Steven Ruff was present at the meeting for property located at 340 N. Washington Street, Easton, MD. Mr. Ruff is seeking a Variance to permit the subdivision of one 15,000 square foot property

into two lots, each having 7,500 square feet of land area where a minimum of 10,000 square feet of land area per lot is ordinarily permitted and to reduce the minimum side yard setback of 8 feet that is ordinarily required to 7 feet for one of the two proposed lots. The property is located in the R10A Zoning District. Mr. Ruff stated that the deed of the property refers to two separate lots and he has two separate tax bills. Mr. Ruff stated he plans to keep the property residential and may build in the future.

*Gene Walbridge – Neighboring property owner at 327 N. Washington Street was concerned about the property being used for commercial uses.*

Mr. Ruff 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 Molchan 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.

#### ADJOURNMENT

There being no further business, the meeting adjourned at 9:30 a.m.

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Submitted by

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Date