

**Board of Zoning Appeals
Town of Easton
Wednesday, October 16, 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 August meeting as presented.

In attendance were:

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

NEW BUSINESS:

BOZA Case No. SE-756

Jill Harrison, applicant was present at the meeting for property located at 816 Chapel Farms Drive Easton, MD. Ms. Harrison is seeking a Special Exception to operate a family daycare use from her home. The property is located in the R10A Zoning District.

Mrs. Harrison explained the daycare would operate from 7:00 a.m. to 5:30 p.m. Monday through Friday. She will have no more than 7 children at one time. She has a separate living space, which will be designated for the daycare. The outside play area is fenced and is separate from the remainder of the rear yard. Mrs. Harrison explained that her pool has a self-latching gate with an alarm.

Public Comment:

- Karen Zelif, Secretary of the Chapel Farms Home Owner Association- Asked there be a condition of approval for the hours of the daycare and that the daycare use be limited to Mrs. Harrison only.
- Joanne Hubert – 300 Laurel Street - Concerned why the bus stops at her house only and everyone else has to go to a central bus stop.
- Tim Mooney – 210 Chapel Farms Drive – Does not feel this use will enhance the neighboring property values.
- Floyd Robinson – 318 Laurel Street – Feels applicant has been operating a family daycare without a license and there should be a consequence.

Mrs. Harrison 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 Applicant's request for a Special Exception conditioned on the daycare use

being limited to Mrs. Harrison only with the hours of 7 a.m. to 5:30 p.m. If Mrs. Harrison sells or rents her home the daycare use would be void, and if Mrs. Harrison ceases the daycare for more than 6 months she would be required to re apply for the daycare use and the number of children under her care be regulated by the State Child Care regulations. Mrs. Mason modified the motion to eliminate the hours of operation from the conditions of approval. Motion seconded by Member Molchan and carried on a vote of 2-1.

ADJOURNMENT

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

Submitted by

Date