

**Board of Zoning Appeals
Town of Easton
Wednesday, June 11, 2014**

OPEN SESSION MINUTES

MEETING CALLED TO ORDER

Mr. Cotter called the regularly scheduled meeting to order at 9:00 a.m. Wednesday, June 11, 2014 in the Town Council Chambers in the Town Office Building.

In attendance were:

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

OLD BUSINESS:

BOZA Case No. SE-758

Talbot Interfaith Shelter, Inc. (the applicant) and their attorney, Michael Kopen, Esquire, were present at the meeting regarding property located at 107 Goldsborough Street Easton, MD. Talbot Interfaith Shelter is seeking a Special Exception to entitle the operation of a homeless shelter from the subject property. The property is located in the CR Zoning District.

Mr. Cotter stated this is a continuation of the May 13th meeting. The Board at their May 13th meeting voted unanimously to table the application until such a time that the Board can reconvene to deliberate and vote on the application. He stated that this meeting is not a public hearing, but deliberation of the Board.

The Board discussed the findings of fact relative to the application for Special Exception as set forth in Zoning Ordinance. The Board felt that the health, safety and general welfare on the neighborhood would not be affected. They felt from the exterior you would not be able to tell it was a shelter as the applicant is not proposing any signage. The applicant is proposing a 24 hour shelter with adults and children. The Board was concerned with open space, guests being able to be outdoors. The Board stated that the prior use was a bed and breakfast and felt as though public facilities are adequate. The Board did not feel the addition of a shelter would adversely affect to the neighborhood, however parking is limited for the use. The Board stated that the subject property is located within the Historic District and stated that it must be maintained as such. The Board felt the proposed use generally conforms to the spirit of the Comprehensive Plan.

Mr. Cotter explained the case law concerning Special Exceptions and stated that the process is not an off the cuff decision of the Board

The Board voted 2-1 to Grant the application of Talbot Interfaith Shelter, Inc. for a Special Exception, subject to the condition that the approval of the application is particular to the Applicant, Talbot Interfaith Shelter, Inc., and does not run with the land in perpetuity to successors in interest.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:45 a.m.

Submitted by

Date