

**Board of Zoning Appeals
Town of Easton
Thursday, September 18, 2014**

OPEN SESSION MINUTES

MEETING CALLED TO ORDER

Mr. Cotter called the regularly scheduled meeting to order at 9:00 a.m. Thursday, September 18, 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 Tom Moore.
Staff:	Lynn Thomas, Brett Ewing and Stacie Rice.

NEW BUSINESS:

BOZA Case No. V-732

Amy Brown, owner of Garden Treasures was present at the meeting for property located at 29350 Matthewstown Road, Easton, MD. Mrs. Brown is seeking a Variance to permit the construction of a sign larger than what is ordinarily permitted. The property is located in the CG Zoning District. Mrs. Brown explained she purchased Garden Treasures in 2012 and changed the logo at that time. She stated that she would like the new logo to be represented on the sign. Mr. Thomas explained that in 2011 the Board approved a SE for the Temptations business that is housed inside the Garden Treasures business. Mrs. Brown is proposing the addition of a reader board. She stated that with the reader board it would be approximately 101 square feet. She is proposing a 20 foot sign. She stated that a 10 foot sign isn't tall enough for her location. Mrs. Brown explained that the new sign will be approximately 20 square feet smaller than what is existing.

Mrs. Brown addressed the criteria as set out in Section 1303.5 C provisions for granting a Variance.

Upon consideration of all the evidence and testimony presented at the meeting, Mr. Cotter made a motion to approve the Variance request as submitted. The motion was seconded by Mr. Moore and carried on a 2-1 vote.

BOZA Case No. SE-763

Andy Hollis, Director of Londonderry Retirement Community of Easton, property owner was present at the meeting regarding property located at 700 Port Street Easton, MD. Mr. Hollis is seeking a Special Exception to allow a Bed & Breakfast use to be conducted from the Manor House. The property is located in the HC Zoning District. Mr. Hollis explained that the subject property is improved with a historic manor house, which has been operating as a Bed & Breakfast for family/visitors of residents of Londonderry. He stated there are two rooms available for rent. He stated there is adequate parking for the use.

Mr. Hollis 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 Molchan made a motion to approve the Applicant's request for a Special Exception conditioned on the Bed & Breakfast being used for family/friends of Londonderry residents only (not open to the general public). Motion seconded by Member Moore and carried on a vote of 3-0.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:20 a.m.

Submitted by

Date