

**Board of Zoning Appeals
Town of Easton
Tuesday, March 1, 2016**

OPEN SESSION MINUTES

MEETING CALLED TO ORDER

Mr. Cotter called the regularly scheduled meeting to order at 9:00 a.m. Tuesday, March 1, 2016 in the Town Council Chambers in the Town Office Building.

In attendance were:

Board of Zoning Appeals Members: Peter Cotter, Chairman, Gary Molchan and Charles Fitzgerald.

Staff: Lynn Thomas, Brett Ewing and Stacie Rice.

The Board voted unanimously to approve the amended February 9, 2016 minutes as written.

NEW BUSINESS:

BOZA Case No. SE-774 - 132 S. Harrison Street

Mark Perry, owner was present at the meeting regarding property located at 132 S. Harrison Street Easton, MD. The property is located in the R-10A Zoning District. The property is owned by the applicant. Mr. Perry explained that he has purchased the Chaffinch House and he and his wife are looking to operate a Bed & Breakfast. He stated that it would be approximately two years before the Bed & Breakfast actually opens. He explained that the Bed & Breakfast operated in the 90's with seven bedrooms. He is proposing to have four bedrooms. Mr. Perry explained that six off-street parking spaces are required, he has four. He is anticipating a 30% occupancy rate. He stated he went to the Planning Commission in February and was granted a waiver of the parking spaces.

Mr. Perry 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, Mr. Cotter made a motion to approve the request with the understanding that Mr. Perry obtain all the necessary permit(s) through the Town of Easton and that the B&B operate within 3 years so long as there is progress being made on the house. The motion was seconded by Mr. Fitzgerald and carried on a vote of 3-0.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:25 a.m.

Submitted by

Date