

**Board of Zoning Appeals
Town of Easton
Tuesday, May 17, 2016**

OPEN SESSION MINUTES

MEETING CALLED TO ORDER

Mr. Cotter called the regularly scheduled meeting to order at 9:00 a.m. Tuesday, May 17, 2016 in the Town Council Chambers in the Town Office Building.

In attendance were:

Board of Zoning Appeals Members:	Peter Cotter, Chairman, Gary Molchan, Tom Moore and Charles Fitzgerald.
Staff:	Brett Ewing and Stacie Rice.

The Board voted unanimously to approve the March 1, 2016 minutes as written.

NEW BUSINESS:

BOZA Case No. SE-775 – 507 Bridge Street

Mr. Cotter recused himself for this application. Mr. Molchan was acting Chairman.

Ryan Showalter with McAllister, DeTar, Showalter and Walker, LLC and Jamie Campbell, Owner were present at the meeting regarding property located at 507 Bridge Street Easton, MD. The property is located in the R-10A Zoning District. Mr. Showalter explained that Ms. Campbell is seeking a Home Occupation to have a studio/office for custom yarn arts. Mr. Showalter explained that sales will be conducted via mail, phone and internet. No on site retail sales are planned. Ms. Campbell explained her business consists of dyeing, drying and packaging yarn (using environmentally safe, food grade dyes), accounting and business functions, and packaging/shipping orders. Mr. Showalter explained that there will be no more than one non-residential employee on the property.

Mr. Showalter 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. Moore made a motion to approve the request. The motion was seconded by Mr. Fitzgerald and carried on a vote of 3-0.

BOZA Case No. SE-776 – 101 Marlboro Avenue

Timothy Case, Treasurer and Jake Reed, Pastor with Easton Baptist Church were present at the meeting regarding property located at 101 Marlboro Avenue Easton, MD. The property is located in the CG Zoning District. The owner of the property is Easton Shopping Center, LLC. Mr. Case explained he is seeking a Special Exception to establish a House of Worship in an existing nonresidential space. Mr. Reed stated the Church was established over a year ago. He stated that they currently meet at the Comfort Inn. He stated that the congregation has grown and is looking for a larger more established location. He stated that access to the building would be via the rear of the building. Church services are held on Sundays (morning and evening) and Wednesday

(evenings). They feel there is appropriate parking on the rear of the site. Current membership is approximately 20.

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

A member of the V.F.W. spoke in opposition to the Church use, stating this space should be used for commercial activities.

Upon consideration of all the evidence and testimony presented at the meeting, Mr. Cotter made a motion to approve the Applicant's request for a Special Exception Motion conditioned on the applicant abiding by all parking requirements in the Code, building permits etc. The approval is for this applicant only and does not transfer to any future tenant/owner. The motion was seconded by Mr. Molchan and carried on a vote of 3-0.

BOZA Case No. V-738 – 201 Port Street

Wayne Suggs was present at the meeting for property located at 201 Port Street, Easton, MD. They are seeking a Variance to increase the overall density within the Planned Redevelopment Overlay District to subdivide a parcel of record. The property is located in the R7A Zoning District. The applicant is proposing to construct two single family dwellings. The permitted density is 20 units per acre. Mr. Ewing stated that the existing lot of record is 4,088 square feet or .0938 acres. At 20 units allowed per acre, the size of the existing property allows only one unit (0.0938 acres x 20 units = 1.876).

Mr. Suggs 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. Molchan made a motion to approve the Variance request as submitted. The motion was seconded by Mr. Fitzgerald and carried on a 3-0 vote.

ADJOURNMENT

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

Submitted by

Date