

**Board of Zoning Appeals
Town of Easton
Tuesday, January 23, 2018**

OPEN SESSION MINUTES

MEETING CALLED TO ORDER

Mr. Cotter, Chairman called the regularly scheduled meeting to order at 9:00 a.m. Tuesday, January 23, 2017 in the Town Council Chambers in the Town Office Building.

In attendance were:

Board of Zoning Appeals Members:	Peter Cotter, Chairman, Tom Moore and Michael O'Keefe, Alternate.
Staff:	Lynn Thomas, Sierra Crist and Stacie Rice.

NEW BUSINESS:

BOZA Case No. V-750 – 9285 Honeysuckle Drive.

Patrick Wright, property owner was present at the meeting for property located at 9285 Honeysuckle Drive Easton, MD. The subject property is located in the R-10A Zoning District. Mr. Wright's property is located at the corner of Honeysuckle Drive and Paper Run Road. Mr. Wright explained he is seeking a Variance to permit a fence on a corner lot that exceeds the maximum height requirement. Mr. Wright explained he would like to construct a 6' white vinyl fence where a 4' fence is normally permitted. He stated that the proposed fence would be 5' with 1' of lattice. Mr. Wright stated that the fence will not create any visibility issues. He stated that there are similar fences on corner lots in his neighborhood. There was no public comment.

Mr. Wright 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, the Board voted unanimously to approve the Variance request as submitted.

BOZA Case No. SE-795 – 9632 Hyde Park Court.

Ryan Showalter on behalf of Jensen's Inc. was present at the meeting. The property is located at 9632 Hyde Park Court and 9839 Ocean Gateway. The subject property is located in the CG Zoning District. Mr. Showalter was before the Board requesting Special Exception to permit development of a Manufactured Home Park or Subdivision on portions of parcels identified as Parcels 39 and 13. Mr. Showalter explained that the development is permitted by Special Exception in the R-10M residential zoning district. Parcels 39 and 13 are located within the boundary of the Town of Easton, east of Route 50 and northwest of Cordova Road. The site consists of 117.539 acres of land, more or less and is Zoned R-10M. Parcel 13 is partially improved by the Hyde Park residential development and Parcel 39 is unimproved. Casey Rauch with Rauch Engineering explained the applicant is proposing to construct a total of one hundred twenty-six (126) homes, which will consist of ninety-three

(93) approximately 6,200 square foot home sites and thirty-three approximately 7,600 square foot home sites. Mr. Rauch explained that the development will be accessed by the current entrance as well as a secondary access off of Cordova Road. A traffic study was done for the site and was determined to be at a Level of Service "A" which meets with the State Highway's Guidelines. Mr. Rauch stated that the existing clubhouse will be redeveloped. The Town Staff had no issue with the granting of the Special Exception.

PUBLIC COMMENT

Robert Saathoff – Currently farms the vacant land owned by Jensen's Inc., and asked when the applicant anticipates construction so he can schedule planting.

Mike Canary – Stated that the expansion of Jensen's Hyde Park fulfills a need in the Town of Easton and is in favor of the project.

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, the Board voted unanimously to approve the Special Exception to allow the expansion of Hyde Park with the following conditions:

- 1.) All development and building permits are compatible with the Zoning Ordinance requirements for manufactured housing.
- 2.) The applicant communicates with the existing farmer to coordinate the development schedule.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:40 a.m.

Stacie S. Rice

Submitted by