

**Board of Zoning Appeals  
Town of Easton  
Tuesday, June 15, 2011**

The Board of Zoning Appeals met in open session at 9:00 a.m. in the Town Council Chamber in the Town Office Building. In attendance were Board Members Richard Tettelbaum, Chairman, Gary Molchan and Debbie Renshaw.

**OPEN SESSION MINUTES**

**MEETING CALLED TO ORDER**

Chairman, Richard Tettelbaum called the regularly scheduled meeting to order at 9:00 a.m. Tuesday June 15, 2011.

In attendance were:

Board of Zoning Appeals Members: Richard Tettelbaum, Gary Molchan and  
Debbie Renshaw.

Staff: Lynn Thomas, Long Range Planner, Zach Smith, Current  
Planner and Stacie Rice, Planning Secretary.

**NEW BUSINESS:**

**BOZA Case No. SE-740 & V-707 – 8911 Ocean Gateway**

Prior to beginning the Hearing Mr. Stagg was advised of the implications of having only two Board members present, namely that both members would have to vote affirmatively in order to approve the project. He was also advised that he was entitled to postpone the Hearing and wait until a full three member Board could be seated. Mr. Stagg decided to proceed with only two members present.

Mr. Stagg withdrew the Variance request.

Mr. Bill Stagg, Applicant has filed an application on behalf of Chipotle Mexican Grill for property identified as 8911 Ocean Gateway Easton, MD seeking a Special Exception from the provisions of the Ordinance to permit a fast food restaurant. The property is located in the CL Zoning District.

Mr. Stagg addressed the criteria as set out in Section 1303.5 B 64 Table 2.1 for granting a Special Exception.

No one spoke in opposition to the application.

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 for a fast food restaurant. Motion seconded by Member Tettelbaum and carried on a vote of 2-0.

**BOZA Case No. V-708 – 204 Brookletts Avenue**

Mr. Talbot Bone, Owner has filed an application for property identified as 204 Brookletts Avenue Easton, MD seeking a Variance from the provisions of the Ordinance to construct an extension to the existing house to within 15 feet of the rear property line where a minimum setback of 30 feet is ordinarily required. The property is located in the R-10A Zoning District.

Mr. Bone addressed the criteria as set out in Section 403.2 D (2) for granting a Variance.

No one spoke in opposition to the application.

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 Variance for a rear yard setback. Motion seconded by Member Tettelbaum and carried on a vote of 2-1. Ms. Renshaw voted against the application.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 10:05 a.m.

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Submitted by

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Date