

**Board of Zoning Appeals
Town of Easton
Thursday, February 7, 2013**

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 Gary Molchan, Doris Mason and Peter Cotter.

OPEN SESSION MINUTES

MEETING CALLED TO ORDER

The first order of business was elections. Mr. Molchan made a motion to appoint Peter Cotter as Chairman. Mrs. Mason seconded the motion.

Chairman Cotter called the regularly scheduled meeting to order at 9:00 a.m. Thursday, February 7, 2013.

In attendance were:

Board of Zoning Appeals Members: Peter Cotter, Doris Mason, and Gary Molchan.

Staff: Lynn Thomas, Zach Smith, and Stacie Rice.

NEW BUSINESS:

BOZA Case No. V-721 – 210 E. Dover Street

Bill Stagg and Randy Walbridge were present at the meeting for property located at 210 E. Dover Street Easton, MD. Mr. Stagg is seeking a Variance to permit a total of five units on the subject property where fewer than five units would ordinarily be permitted (note: three units currently exist on the property, applicant proposes a net increase of two additional units, the new units are proposed within the existing apartment building). The property is located in the CR Zoning District.

Mr. Stagg addressed the criteria as set out in Section 1101.6 B (1) provisions for granting a Variance.

Public Comment

- *Joe Minerick* – Representing the East End Neighborhood Association was concerned about the garbage cans that sit continually on site.
- *Donna Allen* – Opposed to the additional units, concerned with the trash, loitering and crime that surrounds the units.
- *Libby Dawkins* – Concerned with cleaning up the neighborhood and suggested the applicant get better tenants.

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 as proposed. Motion seconded by Member Mason and carried on a vote of 3-0.

BOZA Case No. V-720

Albert Guckes and Fred Hertrich were present at the meeting for property located at 7677 Ocean Gateway Easton, MD. Mr. Guckes is seeking a Variance from: 1) Section 406.2 C (1) of the Zoning Ordinance (front setback in the CG Zoning District); and 2) Section 1101.6 A (1) (c) of the Zoning Ordinance (maximum number of wall signs permitted). Request is to: 1) construct a building addition to within twenty four (24) feet of a front property line where a minimum setback of forty (40) feet is ordinarily required; and 2) to install five (5) wall signs on the front façade of the building where a maximum of one (1) wall sign is ordinarily permitted. The property is located in the CG Zoning District.

Mr. Stagg addressed the criteria as set out in Section 1101.6 B (1) provisions for granting a Variance.

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. Motion seconded by Member Mason and carried on a vote of 3-0.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:15 a.m.

Submitted by

Date