



Board of Zoning Appeals MEETING AGENDA

Tuesday, April 18, 2023 - 9:00 AM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Call to Order

2. Approval of Minutes.

- a. Approval of the Draft Decision Summary from the March 21, 2023 meeting.

3. Applications

- a. **Application:** V-872 / V 23-02
Applicant: Courtney Philbin
Location: 601 & 603 Walnut Lane
Tax Map 106, Grid 000, Parcel 2576
Zoning District: R-10A
Request: Variance request pursuant to Section 28-1303.5 (C) of the Zoning Ordinance of the Town of Easton, to request a variance from Section 28-303.2 (A), the minimum 10,000 square foot lot size in the R-10A Zoning District. In addition, the applicant seeks a variance from Section 28-303.2 (C2) for relief from the minimum rear yard setback requirements, and Section 28-303.2 (C3) for relief from the minimum side yard setback requirements. The Applicant seeks to create a new property line; and the proposed new line of division between the interior walls of the two existing units would be 0', as they share a common wall, rather than the required 8' side setback and 30' rear setback requirement in the R-10A zoning district.
- b. **Application:** SE-889 / SE 23-04
and V-889 / V 23-03
Applicant: Zachary A. Smith
Location: 25 S. Aurora Street
Tax Map 104, Grid 000, Parcel 1560
Zoning District: R-7A
Request: Special Exception request pursuant to Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (1) 101 in Table 2.1 of Section 28-202 to be utilized as an

Accessory Dwelling Unit in the R-7A zoning district.

The applicant is also requesting a Variance pursuant to Section 28-1303.5 C of the Zoning Ordinance of the Town of Easton, to obtain a Variance from Section 28-302.2 (C2) to request a variance from the minimum 25' rear yard setback requirements; and Section 28-302.2 (C3) to request a variance from the minimum 8' side yard setback requirements in the R-7A zoning district. The applicant seeks to develop one (1) single family home and a detached garage with an accessory apartment above.

c. Application:

Applicant:

Location:

Zoning District:

Request:

SE-909 / SE 23-05
and V-896 / V 23-04

Levi Chein, 313 LLC

313 North Street

Tax Map 103, Grid 0EA, Parcel 0717

R-7A

Special Exception request pursuant to Section 28-1303.5 B of the Town of Easton Zoning Ordinance, use (1) 105 in Table 2.1 of Section 28.202 to be utilized as a Multifamily Apartment Complex in the R-7A zoning district.

The applicant is also requesting a Variance pursuant to Section 28-1303.5 (C) of the Town of Easton Zoning Ordinance, to obtain a Variance from Section 28-302.2 G and 28-1007.1 (14) j (i) in the Zoning Ordinance. The Applicant seeks to create four (4) additional units to the existing eighteen (18) units onsite. The applicant is requesting a Variance of the permitted density of 8 units/acre to allow for a density of 21.78 units/acre. The Variance request is to permit a total of 22 units on the existing 43,995.6 sq. ft. lot.

d. Application:

Applicant:

Location:

Zoning District:

Request:

SE-911 / SE 23-06
and V-911 / V 23-05

Aspire Outdoors LLC

Camac Street

Tax Map 026, Grid 020, Parcel 0186

R-10A

Special Exception request pursuant to Section 28-1303.5 B of the Town of Easton Zoning Ordinance, use (1) 105 in Table 2.1, Section 28.202 to be utilized as a Multifamily

Apartment Complex in the R-10A zoning district.

The applicant is also requesting a Variance pursuant to Section 28-1303.5 C of the Town of Easton Zoning Ordinance, to obtain a Variance from Section 28-303.2.C.3 from the minimum 8' side yard setback requirement. The applicant is proposing to develop the property at the south end of Camac Street into a six-building apartment complex with twenty-seven units each, totaling 162 units.