



Board of Zoning Appeals MEETING AGENDA

Tuesday, April 16, 2024 - 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 19, 2024 meeting.

3. Applications

- a. **Application:** V - 1130 / V 24 - 03
Applicant: Fink, Whitten & Associates, LLC
c/o Elizabeth Fink
Location: 220 South Street
Tax Map 104, Grid 0EA, Parcel 1902
Zoning District: R-7A
Request: Variance request 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.C.2, the minimum 25' rear setback for all uses and structures in the R-7A zoning district, and from Section 28-302.2.C.3, the minimum 8' side setback for all uses and structures in the R-7A zoning district. The applicant is seeking to subdivide the existing parcel located on the property at 220 South Street.
- b. **Application:** A - 1117 / A 24 - 01
Applicant: Aspire Outdoors, LLC
Location: Camac Street
Tax Map 026, Grid 0020, Parcel 0186
Zoning District: R - 10A
Request: Appeal pursuant to Section 28-1303.3.A of the Town of Easton Code, concerning interpretation or administration of Chapter 28 of the Town Code. The Applicant has filed an appeal to the

Board of Zoning Appeals alleging an error in the decision or determination by the Planning and Zoning Director, in a written decision dated January 3, 2024, that a revised set of plans submitted by the Applicant on November 8, 2023 did not represent a substantial change to the original proposal dated September 26, 2023.

On October 24, 2023 the Town of Easton Board of Zoning Appeals (Board) heard the Special Exception application SE-991 / SE 23-06 for a Multifamily apartment Complex Use; and the Variance application V-911 / V 23-05 for a Variance request from the minimum 75' rear yard setback for apartment buildings and parking areas adjacent to a single-family residence or vacant residential lot. At the conclusion of the hearing, the Board voted (3-0) to approve the Variance request as submitted. The Board voted (3-0) to deny the Special Exception request as submitted.

Following the denial of the Special Exception, a revised set of plans was submitted by the applicant on November 8, 2023. Section 28-1303.F of the Zoning Ordinance states that if any application or request is disapproved on the merits by the Board, the Board shall not accept the application for substantially the same proposal, on the same premises, until after one (1) year from the date of such disapproval. Staff compared the submission against the Board's findings for denial and subsequently determined that the revised submission does not represent a substantial change.

4. Discussion Item