



Board of Zoning Appeals MEETING AGENDA

Tuesday, November 19, 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 September 19, 2024 meeting.

3. Applications

- a. **Application:** V - 1310 / V 24 - 09
Applicant: Barrow & Sons LLC
Location: 714 Wayside Avenue
Tax Map 0106, Grid 00EA, Parcel 2561
Zoning District: R-10A
Request: Variance request pursuant to Section 2-1303.5 C of the Town of Easton Zoning Ordinance from Section 28-303.2.C.2, the minimum 30' rear setback for all uses and structures in the R-10A zoning district.

The Applicant is seeking to expand the existing deck to construct a screened porch.
- b. **Application:** V - 1315 / V 24 - 10
Applicant: KustomScapes & Pools LLC
Location: 29543 Meadow Gate Drive
Tax Map: 0102, Grid 00EA, Parcel 2939A, Lot 17
Zoning District: R-10A
Request: Variance request pursuant to Section 2-1303.5 C of the Town of Easton Zoning Ordinance from Section 28-1007.1.17.b, the minimum 8' setback from any property line for swimming pools, supporting braces, pool filtration systems, or decks in the R-10A zoning

district.

On April 22, 2024 an in-ground pool permit application was approved by the Town of Easton Building Inspection Division. After reinspection, it was determined that the pool was constructed beyond the minimum required setbacks from the property line.

c. Application:
Applicant:
Location:

V - 1325 / V 24 - 11
Jennifer Benson
29557 Country Lane Way
Tax Map 0102, Grid 00EA, Parcel
2939A, Lot 3

Zoning District:
Request:

R-10A
Variance request pursuant to Section 2-1303.5 C of the Town of Easton Zoning Ordinance from Section 28-303.2.C.1, the minimum 15' front setback for all uses and structures in a R-10A zoning district.

Through the approval of the requested Variance, the Applicant is seeking to remediate an existing zoning violation that resulted from the construction of an outdoor kitchen and canopy structure closer to the front property line than is permitted by the Ordinance.

4. Discussion Item