



Board of Zoning Appeals MEETING AGENDA

Tuesday, December 17, 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 November 19, 2024 meeting.

3. Applications

- a. **Application:** V - 1345 / V 24 - 14
Applicant: Neoma Salvaje
Location: 61 Pleasant Alley
Tax Map 0104, Grid 00EA, Parcel 1424, Lot 2
Zoning District: R-7A
Request: Variance request pursuant to Section 2-1303.5 C of the Town of Easton Zoning Ordinance from Section 28-302.2.C.3, the minimum 8' side setback for all uses and structures in the R-7A Residential zoning district and the Planned Redevelopment Overlay District.

The Applicant is seeking approval to construct an arbor and a structure described as a shed within the established five (5) foot side setbacks as recorded on a subdivision plat dated January 7, 2016.
- b. **Application:** V - 1332 / V 24 - 12
Applicant: Easton Utilities
c/o Paul Moffett
Location: 23 Talbot Lane
Tax Map 0104, Grid 00EA, Parcel 1536 CB
Zoning District: CB
Request: Variance request pursuant to Section 2-1303.5 C of the Town of Easton Zoning

Ordinance from Section 28-1006.D.1, the maximum 4' height for all fences, walls and hedges above the elevation of the surface of the ground located in any front yard area.

The Applicant is seeking to construct a wooden fence that is 8' in height to secure a newly constructed gas regulator station. Through the approval of the requested Variance, the Applicant shall also be in compliance with the applicable requirements of the Code of Federal Regulations (CFR).

- c. **Application:**
 Applicant:
 Location:

 Zoning District:
 Request:

V - 1339 / V 24 - 13
Interstate Sign Company
410 N. Washington Street (7-Eleven)
Tax Map 0101, Grid 0017, Parcel 0281
CB
Variance request pursuant to Section 2-1303.5 C of the Town of Easton Zoning Ordinance from Section 28-1101.7.B.1, the maximum height requirement for freestanding signs; and from Section 28-1001.7.B.2, the minimum landscape area requirements for freestanding signs.

- d. **Application:**
 Applicant:

 Location:

 Zoning District:
 Request:

SE - 1346 / SE 24 - 09
BGFY, LLC
c/o Zachary A. Smith, Esq.
8223 Elliott Road
Tax Map 0109, Grid 0000, Parcel 4582, Lot 3
CG with a PUD Overlay
Special Exception request pursuant to Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (6) 603.1 in Table 2.1 of Section 28-201 to be utilized as a Cannabis Dispensary* in the CG - Commercial General zoning district.

- e. **Application:**
 Applicant:

SE - 739 / SE 22 - 12
Stanley Dean

Location:

46 Wayman Avenue

Tax Map 0034, Grid 0009, Parcel 0169

Zoning District:

MXW

Request:

The Special Exception request for Short-term Housing within MXW - Mixed Use Waterfront zoning district has been withdrawn from the December 17, 2024 Board of Zoning Appeals agenda.

4. Discussion Item