



## Board of Zoning Appeals MEETING AGENDA

Tuesday, July 15, 2025 - 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 June 17, 2025 meeting.

3. **Applications**

- a. **Application:** V - 1490 / V 25 - 04  
**Applicant:** Rauch Inc.  
**Location:** 52 S. Washington Street (Foundation of Hope Inc.)  
Tax Map 0104, Grid 0000, Parcel 1463 CB  
**Zoning District:** CB  
**Request:** Variance request pursuant to Section 2-1303.5 C of the Town of Easton Zoning Ordinance from the Development Standard in Section 28-1001.2.K, the required ten (10) foot setback for any parking or maneuvering space to any street line, sidewalk or property line for a commercial use. The Applicant is seeking to construct a two-story, 5,135 square foot office building to be utilized for nonprofit and community group use.
- This project received Sketch Site Plan approval (application 2025-1454) and a Certificate of Appropriateness (application 2025-1485) for the construction of the two-story commercial training building.
- b. **Application:** SE - 1489 / SE 25 - 07  
**Applicant:** BGFY, LLC  
c/o Zachary A. Smith, Esq.

**Location:**

8493 Ocean Gateway  
Tax Map 0102, Grid 00EA, Parcel  
2938B, Lot 4

**Zoning District:**

CG

**Request:**

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.

#### **4. Discussion Item**