



Board of Zoning Appeals MEETING AGENDA

Tuesday, August 19, 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 July 15, 2025 meeting.

3. **Oath to Testify**

4. **Election of Officers**

5. **Applications**

- a. **Application:** V - 1500 / V 25 - 05
Applicant: Kevin Rosemary
Location: 718 Lomax Street
Tax Map 0103, Grid 00EA, Parcel 0862
Zoning District: R-10A
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 permitted height of four (4) feet for fences, walls, and hedges above the elevation of the surface of the ground in any front yard.

The Applicant is seeking to construct a 72" tall fence on a corner lot.
- b. **Application:** SE - 1507 / SE 25 - 10
Applicant: Nicole Clemente
Location: 409 Crowberry Circle
Tax Map 0101, Grid 00EA, Parcel 0265A, Lot 55
Zoning District: R-7A with a PUD Overlay
Request: Special Exception request pursuant to Section 28-1303.5 B of the Zoning

Ordinance of the Town of Easton, use (1) 121 in Table 2.1 of Section 28-202 of the Ordinance to be utilized as Short-term Housing in the R-7A zoning district in the Planned Unit Development (PUD) known as Ashby Commons.

- c. Application:** SE - 1333 / SE 25 - 08
Applicant: Amy Williamson and William Millios
Location: 8266 Lincoln Court
Tax Map 0035, Grid 0007, Parcel 0123, Lot 33
Zoning District: R-10A
Request: Special Exception request pursuant to Section 28-1303.5 B of the Zoning Ordinance of the Town of Easton, use (1) 121 in Table 2.1 of Section 28-202 of the Ordinance to be utilized as Short-term Housing in the R-10A zoning district.

The Applicant is seeking to utilize the existing dwelling unit above the garage as a short-term rental.

- d. Application Number:** SE - 1506 / SE 25 - 09 and V - 1522 / V 25 - 07
Applicant: Gant & Associates
Location: 318 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 1093
Zoning District: R-7A
Request: **The Special Exception request for an Accessory Dwelling Unit* use in the R-7A zoning district and Variance request for the minimum required off-street parking spaces for Accessory Dwelling Units* has been withdrawn from the August 19, 2025 Board of Zoning Appeals agenda.**

6. Adjournment