



Board of Zoning Appeals MEETING MINUTES

Tuesday, June 21, 2022 - 9:00 AM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Board of Zoning Appeals Members Present:

Mr. Peter Cotter
Mr. Gary Molchan
Mr. Zak Krebeck

Staff Present:

Mr. Lynn Thomas
Mr. Joseph Mayer
Mr. Nicholas Johnson

Approval of Minutes.

5/17/2022 Minutes

Upon motion by Mr. Molchan and seconded by Mr. Krebeck and carried 3-0, minutes of the May 17, 2022 meeting were approved as written.

Application: SE-827/SE-22-07

Location: 607 North Street

Applicant: Mr. Craig Postlewait

Owner: 607 North Street LLC c/o Mr. Craig Postlewait

Request: Special Exception for Middle Housing-Fourplex Unit.

Mr. Craig Postlewait and Ms. Diane Postlewait from 607 North Street LLC were present on behalf of Application SE-827/SE-22-07 for a special exception for Middle Housing-Fourplex Unit.

Upon motion by Mr Cotter and seconded by Mr. Krebeck and carried 3-0 to continue this matter to the next meeting of the board and provide the applicant time to make whatever revisions they feel are necessary to the application for proposing a Duplex, pursuant to the Discussion that follows concerning applications for Variances for this same project.

Application: V-792/V-22-04

Location: 607 North Street

Applicant: Mr. Craig Postlewait

Owner: 607 North Street LLC c/o Mr. Craig Postlewait

Request: Variance from the minimum 10,000 square foot lot size. The purpose of the variance is to enable the use of a Middle Housing-Fourplex on the existing 6,000 sq. ft. lot.

Mr. Craig Postlewait and Ms. Diane Postlewait from 607 North Street LLC were present on behalf of Application V-792/SE-22-04 for a variance from the minimum 10,000 square foot lot size. The purpose of the variance is to enable the use of a Middle Housing-Fourplex on the existing 6,000 square foot lot. Mr. Krebeck asked whether a Variance from the minimum Building Envelope is also necessary. Discussion followed amongst the Board and Staff and it was concluded that such a Variance is required in order to grant the request as proposed. The Board also pointed out that should the Applicant be amenable to building a duplex rather than a four-plex, then the Special Exception becomes unnecessary as duplexes are now permitted by right in the R-10A Zoning District. Mr. Krebek also pointed out that the Town's parking regulations prohibit parking spaces that have direct access onto a public street, except for single-family or duplex units. Mr. Thomas stated that in his opinion, this provision is not subject to relief through the Variance process and any revision to the standard would therefore have to be via an amendment process with approval by the Town Council and this might also make the duplex option more attractive, at least at this time.

Upon motion by Mr Cotter and seconded by Mr. Krebeck and carried 3-0 to continue this matter to the next meeting of the board and provide the applicant time to make whatever revisions they feel are necessary to the application for proposing a Duplex and for Staff to advertise any aspects of this Hearing that were not included in the original advertisement.

Adjournment

At 9:35 AM, upon motion by Mr. Cotter and seconded by Mr. Molchan and carried unanimously, Mr. Cotter adjourned the regularly scheduled meeting.