

**Board of Zoning Appeals  
Town of Easton  
Tuesday, May 1, 2018**

**OPEN SESSION MINUTES**

**MEETING CALLED TO ORDER**

Mr. Cotter, Chairman called the regularly scheduled meeting to order at 9:00 a.m. Tuesday, May 1, 2018 in the Town Council Chambers in the Town Office Building.

The Board voted unanimously to approve the April 24<sup>th</sup> minutes as prepared.

In attendance were:

Board of Zoning Appeals Members:	Peter Cotter, Chairman, Gary Molchan, Tom Moore and Michael O'Keefe, Alternate.
Staff:	Lynn Thomas, Sierra Crist and Stacie Rice.

**NEW BUSINESS:**

**BOZA Case No. SE-793 – 223 S. Hanson Street.**

Julia Alley, Owner was present at the meeting. The property is located at 223 S. Hanson Street. The subject property is located in the R-10A Zoning District.

Ms. Alley addressed the criteria as set out in Article XIII, Section 1303.5 B 6 provisions for granting a Special Exception. Ms. Alley explained that she and her husband are requesting a Special Exception to use a portion of their house as a granny flat. Ms. Alley explained that the area to be used as a granny flat was believed to be a 1<sup>st</sup> floor master bedroom. They would like renovate this area, close it off from the house and live in the granny flat while they renovate the main house. She stated she would like to rent to a single person. She stated there is a two car garage on-site. She said she is able to park two cars inside the garage and park two cars in the driveway. Ms. Alley explained that her and her husband would reside in the main house.

***Public Comment***

- **Roger & Jane Bollman** – Owner of 221 S. Hanson Street and next door neighbor. Provided the Board with a letter and pictures of 223 S. Hanson Street. Stated that the area to be used for the granny flat is approximately 45' away from his property. Stated that adding a granny flat would change the character of the neighborhood and would set a precedence in the neighborhood. They felt the addition of the rental would affect their property values.
- **Zach Smith** – Armistead, Lee, Rust & Wright on behalf of Roger & Jane Bollman. Mr. Smith stated that the Bollman's are concerned with the granny flat request and that the owner has been doing work without permits. He asked that the Commission look at the request closely. He stated that by adding the granny flat they would be changing the character of the area.

- **Mr. Ferrier** -Owner of 211 S. Harrison Street – Mr. Ferrier was concerned about the granny flat being added and the fact that someone other than a family member would live in that space. He stated if the Board approve they would be setting a precedence that they cannot reverse.
- **Ted Bautz** – Resident on S. Hanson Street. Mr. Bautz stated the lot is small and the parking/maneuvering of vehicles in the rear of the property would be an issue. Asked the Board to deny the request.

Mr. Cotter stated that the Board had received a number of letters and the letters are part of the record.

Ms. Alley stated they are proposing to modify the existing parking area/driveway. She stated that she would get all permits necessary for the proposed work.

Upon consideration of all the evidence and testimony presented at the meeting, the Board voted 2-1 to approve the Special Exception with the following conditions:

1. The owner must receive all required permits and licenses necessary to comply with all Town of Easton requirements. The owner must work with staff to ensure compliance.
2. The tenant of the granny flat is required to use the provided off street parking space.
3. The approval of the granny flat special exception is specific to the home owners who have requested this approval. In the event that the home owners sell the property, the approval will be terminated. Any future home owners would need to apply independently of this approval in order to receive the special exception. The approval does not to run with the land but is specific to the owner Julia and Blair Alley.
4. The home owners, Julia and Blair Alley must reside at 223 South Hanson as their primary residence in order to permit this use as a granny flat. If the owners move and no longer consider this house their primary residence the approval will be terminated.

If any of the above conditions are violated, the special exception approval granting the use of a Granny Flat at 223 South Hanson Street will be terminated.

#### ADJOURNMENT

There being no further business, the meeting adjourned at 10:15 a.m.

Stacie S. Rice  
Submitted by