

## REPORT TO THE BOARD OF MAYOR & ALDERMEN

**DATE:** May 12, 2025

**FROM:** Dale Perryman, P.E., Town Engineer

**SUBJECT:** Granting a Handicap Access Ramp Easement to E&B Realty, LLC

### **INTRODUCTION:**

The purpose of this agenda item is to consider approval of granting a handicap access ramp easement to E&B Realty, LLC for the installation of an ADA-compliant ramp (Americans with Disabilities Act) at 111 Walnut Street.

### **BACKGROUND:**

E&B Realty, LLC is currently renovating the building at 111 Walnut Street with plans to convert it into a photography studio and a small event venue. As part of the renovation, the applicants intend to install a new rear door and stoop on the building's west side, providing an additional point of ingress and egress. The design of the new rear door will replicate the side door (north-facing) of the nearby St. Andrews Church and will help bring the building into compliance with ADA requirements.

### **DISCUSSION:**

To comply with the accessibility requirements of the Americans with Disabilities Act (ADA), E&B Realty, LLC will need to construct an ADA-compliant ramp as part of the renovation. The location for the ramp is at the rear of the building. In order to meet the necessary slope specifications, a portion of the ramp will need to extend onto Town property.

E&B Realty, LLC has approached the Town regarding the construction of the ramp. Since a portion of the ramp will extend onto Town-owned property at 111 Walnut Street, an easement must be granted. The ramp area needed, totaling 88 square feet, will be an extension of the existing bike parking area and will provide access to the new rear door of the building. As part of the access, the bike rack may need to be relocated to accommodate the ramp, but it will remain the property of the Town.

**STAFF RECOMMENDATION:** Staff recommends granting the easement for a handicapped access ramp to E&B Realty, LLC in order for them to meet ADA accessibility requirements.

### **BUDGET IMPACT:**

There is no impact to the budget.

### **ATTACHMENTS:**

[Exhibit 1 - Vicinity Map](#)

[Exhibit 2 - Signed and Notarized Easement](#)

### **PROPOSED MOTION:**

To approve granting a handicap access ramp easement to E&B Realty, LLC for the installation of an ADA ramp at 111 Walnut Street

Board Action: Motion By\_\_\_\_\_ Seconded By\_\_\_\_\_

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						