

7 Hogan Road Easement Explanation

Earlier this year the new owner of 7 Hogan Road approached the Board requesting septic and water easements on Hogan Road, which is a private road owned by the district. For those of you that may not be familiar with 7 Hogan Road, it is the eastern most home on Dibble Beach. The previous owner demolished the old structure and erected a platform to build a new home but elected to sell the property to the present owner. Acquiring these easements would allow the owner to install a fully compliant septic system thus allowing the home to qualify as a year-round residence as opposed to its present 'seasonal only' status. It should be noted that new owner acquired, in the purchase of the property, an electrical easement on Hogan Road to place the required electrical service underground. This easement was granted to the previous owner by a vote of approval by our members in January of 2016. The water easement would allow the required water service to be installed under Hogan Road in the general proximity of the already granted electrical easement. The septic easement would allow the new compliant system to be installed on the owner's property, however, almost abutting Hogan Rd as opposed to the required 10' setback. The owner fully admits the ability to utilize the new home year-round as well as the increase in the property value of the home would be beneficial to him. Given those benefits the new owner has offered a monetary payment to the district of \$100,000 as well as paying all legal fees, repaving all of Hogan Road as opposed to patching, committing to never, in perpetuity, move the house closer to the south and a fence height restriction so as not to block members' view of the water.

The BOD decided to bring this to the members at the 2023 Annual Members' meeting for a vote. A document of agreement will be brought to that meeting and the members will be able to review that document and vote to 'accept' or 'not accept'.

Please visit chapmanbeach.org for any further information we may be able to provide.