

TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

Meeting Minutes July 7, 2016

ATTENDANCE

Board Members

Jane Hovington

Eric Evans

Suraj Gyani

Ray Hopkins

Shirley Hitchens

Staff

Jocelyn Godwin

Jamie Craddock

John Paradee, BOA Solicitor

1. CALL MEETING TO ORDER

Chairperson Hovington called the meeting to order in the Town Hall at 5:00 p.m.

2. Introduction of new Member

The new member, Suraj (Sunny) Gyani, was introduced to the Board.

3. Selection of Chairman

Chairperson Hovington asked for nominations for the next year's Chair position.

Member Hopkins moved, seconded by Member Hitchens, to nominate Member Hovington as Chairperson. APPROVED (UNANIMOUS)

4. Selection of Vice Chairman

Chairperson Hovington asked for nominations for Vice Chair position.

Member Hitchens moved, seconded by Member Hopkins, to nominate Member Evans as Vice Chairman. APPROVED (UNANIMOUS)

5. Selection of Secretary

Chairperson Hovington asked for nominations for secretary.

Member Hopkins moved, seconded by Member Evans, to nominate Jocelyn Godwin as secretary. APPROVED (UNANIMOUS) Jamie Craddock will serve in her absence.

Member Evans moved, seconded by Member Hopkins to amend the agenda to add approval of the minutes of June 3, 2015. APPROVED (UNANIMOUS)

Member Evans moved, seconded by Member Hitchens, to approve the June 3, 2015 minutes as presented. APPROVED (Members Gyani and Hopkins abstained due to absence)

6. **APPROVAL OF MINUTES: July 1, 2015**
Member Hopkins moved, seconded by Member Hitchens, to approve the July 1, 2015 regular meeting minutes as presented. APPROVED (Members Evans and Gyani abstained due to absence)
7. **BOA CASE #2016-03**

An application by Andrew T. Parsell, on behalf of SKP Georgetown, LLC, requesting from the Code of the Town of Georgetown a use variance from §230-165 to allow for permanent signage. The property is located at 307 North Bedford Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 81.00, zoned UR2 (Medium Residential District).

Andrew Parsell presented the application to change an existing permanent sign, to update the appearance and the effectiveness of the sign. The sign, from 20 years ago is difficult to see. The business is a funeral home as well as a crematorium.

A small entry sign is also being asked for on North Bedford Street at their entrance. The exit is on Mary Street. The entrance on North Bedford is wide enough for one vehicle and traffic is unable to go both ways. The parking lot has been restriped and arrows indicate which way to go; however, it is difficult to see the arrows from the road. The small entry sign would help. The applicant presented a revised version of the entry sign (no longer internally lit) and the proposed location of the sign. The overall size of the sign has larger text to increase visibility at 25 to 30 mph. The exit sign is no longer requested.

The entry sign is just under three feet tall. It has been designed on a post to be similar in design to the larger sign.

The entrance sign is permitted as per §230-177.B.5. as an Instructional Sign, non-illuminated, with just the verbiage 'Entrance' and does not require a variance. The applicant agreed to remove the logo from the entrance sign.

Solicitor Paradee reviewed the Kwik-Check factors for the larger sign with the Board. The size of the proposed sign is 44" x 48". The applicant confirmed that the pole location will be adjusted back from the sidewalk to accommodate the larger sign. The actual calculation of the sign increases from 4.8 sf to 13.6 sf.

The neighboring signs were discussed. The 'Solutions' sign is 3' x 4' as approved by Town Council through the conditional use process.

Chairperson Hovington opened the public hearing and asked if anyone in attendance had a question or comment on the application. No one was in attendance either for or against the application.

An email was sent in by David & Kathy Pedersen, of 316 North Bedford St., and read into the record:

The Parsell funeral home has always been a good neighbor. The home and grounds are always impeccably cared for and are a great asset to the neighborhood.

Having reviewed the application in town hall, I have no objection to the larger painted funeral home sign as indicated as a variance from 230-165 as permanent signage. However, I do object to the proposed internally illuminated entrance sign, as I do not think a

self illuminated sign is in keeping with the largely residential character along that stretch of North Bedford St. I would have no objection to a smaller (than what is proposed) externally illuminated entrance sign.

Member Hopkins moved, seconded by Member Evans, to accept the larger 4' x 3' sign with the additional 8" below, [‘to be moved back with a larger distance than the ten feet from the street’, amended to] provided that the sign meets the setback requirements, by granting a use variance. APPROVED (UNANIMOUS).

Member Hitchens – Yes, I think it is going to be a nice looking sign. 44 x 48 is kind of large but if it is done the way the picture shows it should be granted.

Member Hopkins – Yes, They have been good neighbors, they have been there a long time in the neighborhood, an established business and I realize I am being subjective.

Member Evans – Yes, based on Town Council previous conditional use granting of signs, they have established a base pattern in the area for the size of a sign that’s permitted out there. Based on Town Council’s previous decisions to grant signs of that size I am for the applicant.

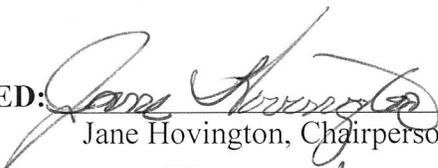
Member Gyani – Yes, I think it looks pretty good the way they have set it up. They have a very nice property. I am a newcomer to this town, but if they are as good of a neighbor as Mr. Hopkins says and the way the property looks I think they are going to do a good job.

Member Hovington – Yes, the sign looks good and I have no problems with the sign.

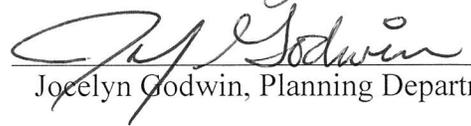
8. ADJOURNMENT

Member Evans moved, seconded by Member Hopkins, to close the meeting at 5:52 p.m.
APPROVED (UNANIMOUS)

APPROVED:


Jane Hovington, Chairperson

ATTEST:


Jocelyn Godwin, Planning Department