

TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

Meeting Minutes August 2, 2017

ATTENDANCE

Board Members

Jane Hovington - absent
Eric Evans
Shirley Hitchens
Ray Hopkins
Todd Wilson

Staff

Jocelyn Godwin
Jamie Craddock
John Paradee, BOA Solicitor

1. CALL MEETING TO ORDER

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

2. APPROVAL OF MARCH 1, 2017 MEETING MINUTES

Member Hopkins moved, seconded by Member Hitchens, to approve the March 1, 2017 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. Public Hearing: BOA CASE #2017-09

An application by Pennoni Associates, Inc., on behalf of Citation Rentals, LLC., requesting from the Code of the Town of Georgetown (1) an area variance from §230-151 (A) for a reduction of the 10' x 20' parking space to the proposed 9' x 18' and (2) an area variance from §230-151 (F) for a reduction of the required 25' interior drive width to the proposed 20'. The property is located at 28 The Circle, identified as identified as Sussex County Tax Map ID 135-19.08-75.00, zoned HD (Historic District).

Mark Davidson, of Pennoni Associates, Inc., presented the application. Also in attendance were Bob Stickels and Ken Adams. The property is approximately 60' wide and 120' deep and the building has been used for professional offices.

The parking area proposed includes ten parking spaces, one of those handicapped accessible. A three foot strip has been provided for landscaping and will utilize the existing historic fence. An additional fence will be installed to separate the parking area from the law office parking next door. The width of the lot creates a hardship. The parking will be for employees and has access from Cooper Alley. There would be no effect on the neighborhood. A 2017 aerial was presented to the Board and it was pointed out that the neighboring parking area has a 16' drive width and has no issues due to minimal traffic.

Vice Chairperson Evans opened up the meeting for public comment. No one from the public commented, either for or against the application. Mrs. Godwin confirmed that no correspondence had been received either for or against the application. The public hearing was closed.

Mr. Paradee reviewed the legal standards to be considered in the request. Applicant established exceptional practical difficulty, minimal impact to neighboring properties and that the harm to the applicant if denied, would be greater than the impact to the neighbors.

Member Hopkins moved, seconded by Member Hitchens, to approve the two area variances as requested based on the established standards. Yes – 4, No – 0. APPROVED (UNANIMOUS)

Roll call vote:

Member Hitchens: Yes, for the good of the Town and of the business. It is a small lot creating the hardship.

Member Hopkins: Yes, hardship for the business, grateful that the building will be reused.

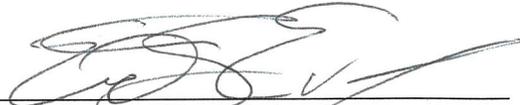
Member Wilson: Yes, would be a hardship and adversely affect owners. Positive impact on the Circle and alleviate parking issues.

Member Evans: Yes, hardship established and meets the legal preview.

4. ADJOURNMENT

Member Hitchens moved, seconded by Member Wilson, to close the meeting at 5:18 p.m.
APPROVED (UNANIMOUS)

APPROVED:


Eric Evans, Vice Chairperson

ATTEST:


Jocelyn Godwin, Planning Department