

TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

Meeting Minutes June 6, 2018

ATTENDANCE

Board Members

Jane Hovington

Eric Evans

Shirley Hitchens

Ray Hopkins - absent

Todd Wilson

Staff

Jocelyn Godwin

Jamie Craddock

Glenn Mandalas, BOA Solicitor

1. CALL MEETING TO ORDER

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

2. APPROVAL OF MAY 2, 2018 MEETING MINUTES

Member Evans moved, seconded by Member Hitchens, to approve the May 2, 2018 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. Public Hearing: BOA CASE #2018-07

An application by Terry A. & Vanessa A. Megee, requesting from the Code of the Town of Georgetown for Proposed Parcel A (1) a variance from §230 Attachment 1 Height Area and Bulk Requirements for a reduction of the 60' lot width to the proposed 50' lot width; for Proposed Parcel B (1) a variance from §230 Attachment 1 Height Area and Bulk Requirements for the reduction of the required 60' lot width to the proposed 45' lot width (2) a variance from §230 Attachment 1 Height Area and Bulk Requirements for the reduction of the required 7,200 square foot lot area to the proposed 6,750 square foot lot area (3) a variance from §230-157 (B) for the reduction of the required 15' corner lot front yard setback to the proposed 10'.4". The property is located on 12 Bramhall Street, identified as Sussex County Tax Map ID 135-14.15-62.01, zoned UBI (Urban Business).

Terry Megee presented the application. The variance is to put a house on a 45' lot and to have it 10'4" off of the side alley. The long range plan is to move the house on 8 Bramhall to the new lot (B) and maintain a dwelling for a family to have a rental house. Next month he will request rezoning of 8 Bramhall Street to be zoned commercial, consolidate parcels and add on his service facility. The shed on parcel A will be moved so that it will be ten feet off of the property line. The front setback for the relocated house will be averaged with the surrounding properties.

Mr. Mandalas confirmed for the Board that there are four variances before them. The first is for Parcel A requesting a reduction of the lot frontage from the required 60' to the requested 50'. For Parcel B a reduction from the required 60' to the requested 45'. Parcel

B is also a reduction of the lot area from the required 7,200 sf to the requested 6,750 sf and a reduction of the required 15' corner lot setback to 10' 4". These are all area variances. For consideration is if the impact of the requested change is minimal and the harm to the applicant if the variance is denied would be greater than the probable effect on the neighboring properties if granted. In addition to other aspects, their decision should consider the character of the neighborhood.

Mrs. Godwin confirmed that no correspondence was received, either for or against, regarding the application.

Chairperson Hovington asked if there was anyone in attendance with comments. No comments were received, either for or against.

Member Evans moved, seconded by Member Hitchens, to approve the variance for Parcel A for a reduction of the lot width from 60' to 50'. There is no hardship created as the existing building is not changing. There will be no negative effect on the neighboring properties. APPROVED (UNANIMOUS).

Member Hitchens declared the Board will adopt for the reasons as stated in the motion.

Member Evans moved, seconded by Member Wilson, to approve the variances for Parcel B to reduce the lot width from 60' to 45', to reduce the lot area from 7,200 sf to 6,750 sf and to reduce the side yard setback on the corner lot from 15' to 10' 4". There will be no negative impact to the neighboring community. The 10'4" setback is along an alley for the applicant's business. Any negative would be to his own property. There will be no detrimental impact to the community. APPROVED (UNANIMOUS).

Member Hitchens – Yes, adopted for the reasons stated.

Member Wilson – Yes, adopted for the reasons stated.

Chairperson Hovington – Yes, adopted for the reasons stated.

Member Evans – Yes, for the reasons stated in the motion.

4. ADJOURNMENT

Member Evans moved, seconded by Member Hitchens, to close the meeting at 5:11 p.m. APPROVED (UNANIMOUS)

APPROVED:


Jane Hovington, Chairperson

ATTEST:


Jocelyn Godwin, Planning Department