

TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

Meeting Minutes April 6, 2011

ATTENDANCE

Board Members

Jane Hovington

Eric Evans

Ann Behrens - absent

Allen Atkins

Linda Dennis

Staff

Jocelyn Godwin

1. CALL MEETING TO ORDER

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

2. APPROVAL OF FEBRUARY 2, 2011 MEETING MINUTES

Member Evans moved, seconded by Member Atkins, to approve the February 2, 2011 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. BOA CASE #2011-04

North Eastern Supply Request for Extension

An application by Cook Limited Partnership, requesting an extension, for the length of two years, of an approved nonconforming setback originally granted on December 5, 2007. The property is located at 20785 Dupont Boulevard, Georgetown, DE identified as Sussex County Tax District 135 Map 14.19 Parcel 68.00 and is zoned Highway Commercial (HC).

Chairperson Hovington confirmed with Mrs. Godwin that the request had been duly advertised. The agenda was posted on 3/10/11, advertised on 3/16/11, posted on the property on 3/23/11 and notices mailed on 3/23/11.

Chairperson Hovington asked if the Planning Commission had any comment on the request. Mrs. Godwin stated the Commission had no comments either for or against.

Mr. Donald Bartsch, on behalf of Cook Limited Partnership, presented the application. Mr. Bartsch stated that the extension was wanted because they are trying to make the place better and trying to sell the property. The property is currently being rented.

Member Evans asked about the source of the notice of expiration. Mr. Bartsch stated that Steve Cook, the owner, notified him and asked him to attend again.

Chairperson Hovington read the standards to be used for a variance and asked the applicant to clarify their hardship. Mr. Bartsch explained that originally the building was going to be expanded to meet their needs. Now, it is to attract a buyer as they would probably need to do the same.

The setbacks of the property were discussed and the unknown needs of a future buyer. Member Dennis expressed that once Northeastern Supply purchased another property and relocated, the conditions changed. Making the property more sellable would not constitute a hardship. The applicant could not provide any further justification of hardship.

Member Evans moved, seconded by Member Atkins, to deny the application as there is no hardship, the company is not actively building upon the property.

DENIED (UNANIMOUS)

Vote: 4-0 (Yeas: Evans, Atkins, Dennis, Hovington)

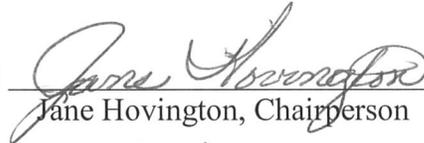
No hardship has been shown, plans were for prior use.

4. ADJOURNMENT

Member Evans moved, seconded by Member Atkins, to close the meeting at 5:13 p.m.

APPROVED (UNANIMOUS)

APPROVED:



Jane Hovington, Chairperson

ATTEST:



Jocelyn Godwin, Planning Department