

# TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

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## Meeting Minutes

August 7, 2013

### ATTENDANCE

#### Board Members

Jane Hovington

Eric Evans

Bo Shockley - absent

Ray Hopkins

Bill Lecates

#### Staff

Jamie Craddock

### 1. CALL MEETING TO ORDER

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

### 2. APPROVAL OF July 3, 2013 MEETING MINUTES

Member Evans moved, seconded by Member Lecates, to approve the July 3, 2013 regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

Chairperson Hovington asked the Planning Department if the case to be addressed was duly advertised and posted. Ms. Craddock confirmed.

### 3. CASE # 2013-14      17 North Race Street

*An application by Jose Luis Vicente Vasquez, requesting a special exception from The Code of the Town of Georgetown pursuant to §230-182 A (5), for a reduction of the required 25' interior drive width to the existing 22.6' drive width. The property is located at 17 North Race Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 189.00 zoned HD (Historic District).*

Jose Louise Vasquez, applicant presented the application to the Board. Mr. Vasquez is requesting to widen the entrance and the parking area in the rear yard with stone. The Board questioned the applicant on the purpose for the proposed changes. Mr. Vasquez explained he applied to change the building from residential to allow a travel agency business/small office on the first floor and residential on the second floor. The Board questioned if the property was zoned properly for a business and residential use. Ms. Craddock confirmed the zoning of the property was Historic District and the proposed use is permitted. The Board questioned the applicant if the existing tree in the rear yard would remain. The tree will remain, but can be removed if necessary. The Board questioned removal of the fence along the rear property line. Ms. Craddock explained the fence would remain on the rear property line but would be removed from the East Laurel Street side in order to widen the driveway to the Town's standards. The Board questioned if a stone parking lot would be permitted in the Historic District. Ms. Craddock confirmed the Planning Commission granted approval of the stone parking lot. There was

concern expressed regarding the plan not showing where the parking lot is. It was determined the reason for requesting the variance is so the tree can remain and the exiting 15' entrance, sidewalk and curbing would only need to be reconstructed on one side not both. The Members agreed that leaving the tree would benefit the community. The Board questioned the types of vehicles that will be utilizing the parking lot and if any commercial trucks will be involved. Mr. Vasquez stated only small vehicles will use the parking lot. They have the parking space on the side of the house if they need it. It was confirmed that no box trucks will be going in or out of the parking lot. The Board questioned if the plans have gone to the Fire Marshal and if there were any comments. Ms. Craddock confirmed the plans have been to the Fire Marshal and Building Code for review and approval.

Chairperson Hovington asked if there was anyone in the audience in favor of the application. No one in attendance.

Chairperson Hovington asked if there was anyone in opposition of the application.

Leo Campos - An employee of Service Express representing the owner Mr. Bahar located at 15 East Laurel Street, right across the street. Ms. Campos expressed concern for the driveway along East Laurel Street and feels it will be dangerous for the children who take the bus. There is a bus stop on the corner of East Laurel and North Race Street. Ms. Campos stated that the business does have box trucks and they will be blocking the view. Ms. Campos also expressed her concerns with the amount of traffic and additional vehicles that will be parking in the street. Along the street there are a lot of stores and offices. They have 10 employees in their office.

Cameron Scotton - An employee of Service Express. Ms. Scotton agreed with Ms. Campos' concerns regarding additional parking in the street. Ms. Scotton feels a commercial business is not a good idea at this location. The Board questioned how many parking spaces are located on their property. It was confirmed there are only three parking spaces for their office and the employees park on the street.

Enrique Nunez - Owns property at 3 East Laurel Street. Mr. Nunez's main concern is the box truck for the business and the additional parking on the street.

The Board explained to the audience that if they do not grant the variance, they can still have a business on the property. They can only determine if the width of the driveway is acceptable.

Miguel DeLeon - An employee of Service General. Mr. DeLeon expressed his concern for the children who are outside every day and the existing traffic issues on the street.

Mr. Vasquez understands the concerns regarding the traffic and additional parking on the street. They only use the box truck once a month and he will not park the truck on the property any more.

Chairperson Hovington read into the record a letter received in opposition of the application with 9 signatures.

**Member Evans moved, seconded by Member Lecates, to grant a variance with conditions (1) to allow 22'6" for the interior drive width on the applicant's property only, the entrance and curb-cut will be the required 25' (2) that only cars will be permitted to park in the lot and not large or commercial trucks. APPROVED (3 Ayes – 1 Nay)**

Member Lecates – Aye, based on Eric's motion, the conditions and the discussion held regarding the size of the entrance and parking.

Member Hopkins – Nay, to the proposal as made because I do not have the plans in front of me and I do not understand all of the ramifications.

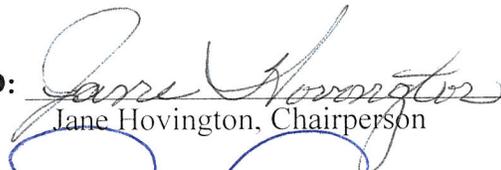
Member Evans – Aye, entrance will be 25' narrowed down to 22'6" drive width as requested to save a tree.

Member Hovington – Aye, motion as made, responsibility of the Town to police the area and make sure Mr. Vasquez does what he says he is going to do and that the type of business he says will be happening there will be in the realm of his business license.

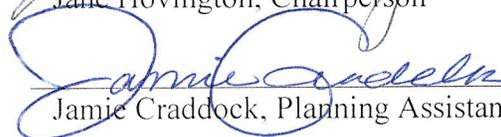
#### 4. **ADJOURNMENT**

Member Evans moved, seconded by Member Hopkins, to close the meeting at 5:50 p.m. **APPROVED (UNANIMOUS)**

APPROVED:

  
Jane Hovington, Chairperson

ATTEST:

  
Jamie Craddock, Planning Assistant