

# TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

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## Meeting Minutes October 3, 2012

### ATTENDANCE

#### Board Members

Jane Hovington  
Eric Evans  
Ann Behrens  
Allen Atkins  
Bo Shockley

#### Staff

Jocelyn Godwin  
Tim Willard, Solicitor

#### 1. CALL MEETING TO ORDER

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

#### 2. APPROVAL OF APRIL 6, 2011 MEETING MINUTES

Member Atkins moved, seconded by Member Evans, to approve the April 6, 2011 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

Chairperson Hovington confirmed with Mrs. Godwin that the meeting was duly advertised.

#### 3. BOA CASE #2012-18

#### State Farm Insurance

*An application by Charles Bruce Penuel, on behalf of State Farm Insurance, requesting a variance to allow placement of a 24 square foot sign located 12 feet from the property line at 522 East Market Street, identified as Sussex County Tax District 135 Map 15.13 Parcel 65.00 and is zoned UR1 (Urban Residential).*

Mrs. Godwin presented the comments provided by the Planning Commission:

- Preference was given to have the sign externally lit.
- The size of the existing sign is in conformity with the surrounding properties. The new sign appears to be excessive in size.
- Since the use on the property is non-conforming, recommend the sign meet the standards of the surrounding properties zoned UB2.

The application was presented by Bruce Penuel. The larger sign is needed for a couple of reasons. State Farm is changing their logo. The applicant's son, Mark Penuel, is entering the business. Mr. Penuel stated they will be applying for a zoning change in the near future, as the surrounding properties are zoned UB2. The business was started in 1949 by his father.

Mr. Penuel stated he measured from the water meter to the road is eight feet, and from the water meter to the front porch is approximately 25 feet. A survey will be done for the zoning change.

The proposed sign is larger than Mr. Barnett's or the agency in Nelson Dee's old house, but the applicant is taking down the light pole for visibility and taking down the tree so that people coming in and out can see clearly.

Chairperson Hovington asked if any correspondence had been received on the application. Mrs. Godwin confirmed that no correspondence had been received.

Chairperson Hovington stated the standards for a variance and confirmed with the applicant that the logo change was required by State Farm. Applicant confirmed the logo changes were requested in all 50 states.

Member Evans questioned the property size on the application stating 2.1 acres in contrast to the letter stating a plot of 26' x 56'. Applicant stated the letter was referencing the grass plot in front of the house to the road. The signage was questioned on the building behind the house. The applicant confirmed the office was in the back building and there is a sign across the front of that building. The property is zoned UR1 and the surrounding properties are zoned UB2.

Member Shockley questioned the height from the ground to the top of the sign. The base height, if drawing is to scale would be approximately 2 ½ feet. The height is not indicated on the drawing. The description states the sign is mounted on (2) two 6" steel poles. The exact height is not known.

Member Atkins stated concern was with the height of the sign. Member Evans expressed concern with allowing a larger sign based on a future potential rezone.

Mrs. Godwin clarified for the applicant that should the property be rezoned in the future, the allowed square footage for signage would be based on the setback and consider all signs on the property.

Mr. Willard clarified that the variance is based on the UR1 zoning and the decision should be made using the variance standards.

Member Evans recommended a twelve square foot sign as allowed in UB2.

**Member Evans moved, seconded by Member Behrens, to grant a variance to allow a (12) twelve square foot sign, internally illuminated as proposed, not to exceed (6) six feet in height.**

**Member Evans – Yes, due to reasons stated.**

**Member Atkins – Yes, agree with inside lighting.**

**Member Behrens – Yes, agrees with reasons stated.**

**Member Shockley – Yes, no obstruction of view from the driveway with the 12 sq ft.**

**Chairperson Hovington – Yes, agrees with reasons stated.**

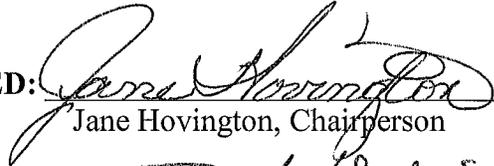
**APPROVED (UNANIMOUS)**

**4. ADJOURNMENT**

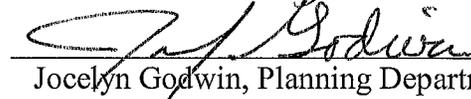
Member Evans moved, seconded by Member Behrens, to close the meeting at 5:35 p.m.

**APPROVED (UNANIMOUS)**

**APPROVED:**

  
Jane Hovington, Chairperson

**ATTEST:**

  
Jocelyn Godwin, Planning Department