

TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

Meeting Minutes April 7, 2021

ATTENDANCE

Board Members

Jane Hovington

Eric Evans

Ron Howard

Tom Sherman - absent

Tom Baker

Staff

Jamie Craddock

Jocelyn Huff

Mackenzie Peet, BOA Solicitor

In accordance with the State of Emergency Declaration issued by Governor John Carney that became effective on March 13, 2020, and as extended, all public meetings of the Town of Georgetown shall be conducted electronically through Zoom until further notice to prevent unnecessary public gatherings.

zoom.us/join

Zoom Meeting ID: 99810128488

1. CALL MEETING TO ORDER

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

2. APPROVAL OF MARCH 3, 2021 MEETING MINUTES

Member Evans moved, seconded by Member Baker, to approve the March 3, 2021 regular meeting minutes as presented.

Roll call vote:

Member Evans – Yes

Member Howard – Yes

Member Baker – Yes

Chairperson Hovington – Yes

APPROVED (UNANIMOUS)

3. BOA CASE #2021-04

An application by Silicato Development, requesting from §230-170 of the Code of the Town of Georgetown (1) a variance to allow an increase in signage from allowable 70 square feet to the proposed 106.5 square feet (2) an increase from the allowable 25' height to the proposed 27' height (3) a reduction of the required 25' setback to the proposed 4' setback. The property is located at 20983 Dupont Boulevard, identified as Sussex County Tax Map ID 135-19.077.01 zoned HC (Highway Commercial).

Member Evans moved, seconded by Member Baker, to remove the application items from the table.

Roll call vote:

Member Evans – Yes

Member Howard – Yes

Member Baker – Yes

Chairperson Hovington – Yes

APPROVED (UNANIMOUS)

Dave Kuklish, of Bohler Engineering, presented the application. The original proposed sign of 201 sq ft has been reduced to 106.5 sq ft (47% smaller) and the height of 38 feet has been reduced to 27 feet (30% reduction). Photos of signs in the area along Dupont Boulevard were presented with their dimensions to the Board to ensure the proposed sign was in keeping with the character of the neighborhood. The United States Sign Council guidelines were shared regarding viewer reaction time. The recommendation for Route 113 as a 4-lane highway at 45 mph is 253 sq ft.

Member Evans moved, seconded by Member Baker, to approve the variance to allow an increase in signage from 70 sq ft to the proposed 106.5 sq ft. and to approve the variance to increase sign height from 25' to the proposed 27'. There will be no negative impact on the community, the reduction by the applicant is appreciated and the increase is justified due to the USSC calculation.

Roll call vote:

Member Evans – Yes, as stated in the motion.

Member Howard – Yes, consistent with signage in the area, no detrimental impact.

Member Baker – Yes, reduced in size from original application, similar in size to signage in surrounding area.

Chairperson Hovington – Yes, reduced in size as requested.

APPROVED (UNANIMOUS)

4. PUBLIC HEARING BOA CASE #2021-09

An application by The Emory Agency, Inc., requesting from the Code of the Town of Georgetown two special exceptions (1) from §230-148 for the reduction of the required 30 parking spaces to the proposed 8 parking spaces (2) from §230-152 A. for the reduction of the required 1 off-street loading space to the proposed 0 off-street loading space. The property is located at 216 West Market Street, identified as Sussex County Tax Map ID 135-19.08-105.00, zoned UR2 (Medium Density Residential).

Ms. Huff confirmed the application had been duly advertised and that no correspondence had been received either for or against the application.

Hunter Emory, of The Emory Agency, presented the application with assistance by John Roach, of Roach Engineering. The applicant has purchased the property to replace the existing office location on Route 113 due to DelDOT acquiring the property. The property is currently in the process to be rezoned to UB3.

Currently, over 30 parking spaces are required due to the 5,910 square footage of the proposed office. The applicant would like to reduce that square footage to 4,880 due to removal of unused areas of the structures not used by customers or employees, bringing the requirement to 25 spaces. The location does not allow enough space for 25 spaces. Eight spaces can be provided on the property. Parking can be utilized in the street along Margaret (11 spaces) and along Laurel Street (11 spaces on one side) within 300 feet.

Current office uses eight parking spaces for employees and up to three for customers at one time. The most used has been 14 spaces. A lot of business is done over the phone and by zoom.

The loading zone 12' x 40' is not needed. Deliveries are by Fed Ex, USPS and UPS. Their deliveries are usually made by pulling up next to the building.

The Board confirmed that the house will be used for the business and not as a residence.

Chairperson Hovington opened up the public hearing for comment. No comments were given either for or against the application.

Member Evans moved, seconded by Member Baker, to approve the special exception to reduce the required 30 parking spaces to 8, as proposed, due to the number of customers expected at one time and there would be no negative impact with parking on Margaret Street or to the surrounding area.

Roll call vote:

Member Evans – Yes, based on reasons in the motion.

Member Howard – Yes, should be sufficient parking with the on-street parking available.

Member Baker – Yes, as stated in the motion.

Chairperson Hovington – Yes, the office will enhance the area and the reduction of off-street parking creates no harm to the community.

APPROVED (UNANIMOUS)

Member Evans moved, seconded by Member Baker, to approve the special exception to reduce the required 1 off-street loading space to the proposed zero (0), as there will be no need for a loading space, no 18 wheelers will need to make deliveries, only Fed Ex and UPS who will stop in the street.

Roll call vote:

Member Evans – Yes, as stated in motion.

Member Howard – Yes, as stated, Fed Ex and UPS will not need it.

Member Baker – Yes, loading space is not needed.

Chairperson Hovington – Yes, loading space is not needed.

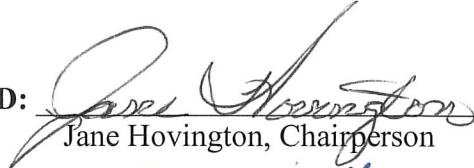
APPROVED (UNANIMOUS)

5. ADJOURNMENT

Member Evans moved, seconded by Member Baker, to close the meeting at 5:41 p.m.

APPROVED (UNANIMOUS)

APPROVED:


Jane Hovington, Chairperson

ATTEST:


Jocelyn Huff, Planning Department