

# TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

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## Meeting Minutes May 4, 2022

### ATTENDANCE

#### Board Members

Jane Hovington  
Tom Baker  
Ron Howard  
Mike DiGiacoma  
Billy Edwards

#### Staff

Jamie Craddock  
Jocelyn Huff  
Mackenzie Peet, BOA Solicitor

#### 1. CALL MEETING TO ORDER

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

#### 2. APPROVAL OF APRIL 6, 2022 MEETING MINUTES

Member DiGiacoma moved, seconded by Member Howard, to approve the April 6, 2022 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

#### 3. Public Hearing: BOA CASE #2022-11

*Samantha C. Reece, the Applicant, requests a variance to allow for a reduction in the 10' side yard required under §230-28, and §230 Attachment 1 Table of Height, Area and Bulk Requirements of the Code of the Town of Georgetown to allow for the proposed 4' side yard. The property is located at 110 Linden Avenue, identified as Sussex County Tax Map ID 135-19.07-46.00 zoned UR1 (Urban Residential District).*

Board solicitor, Mackenzie Peet, swore in the applicant, Samantha Reece.

Ms. Huff confirmed that no correspondence was received either for or against the application.

The applicant presented the request and provided pictures (Exhibit 1) of nearby properties with garages close to property lines. Applicant stated that the adjacent property owner had no concerns with the garage being closer to the property line. The house next door is 15.9' from the property line and the new garage would be behind their house. There is an existing concrete driveway leading to where the garage (20' x 28') will be built. The attached two car garage will be converted into living space for the family.

Chair Hovington asked for public comment either for or against the application. No comments were given.

**Member Edwards moved, seconded by Member DiGiacoma, to approve the variance for a reduction in the 10' side yard required to the proposed 4' side yard, as the harm to the applicant is more if denied than to the surrounding area if approved.**

**Roll call vote:**

**Member Baker – Yes, the alignment of the garage is appropriate and the adjacent property is amenable to the reduction.**

**Member DiGiacoma – Yes, as stated in the motion.**

**Member Edwards – Yes, as stated.**

**Member Howard – Yes, as the driveway is already there and the garage will be to the back of the property.**

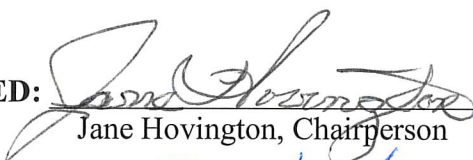
**Chair Hovington – Yes, approval does not alter the character of the community, the driveway is already there going to the back of the property and testimony indicates it would be more harmful to the applicant to deny the request than if approved.**

**APPROVED (UNANIMOUS)**

#### **4. ADJOURNMENT**

**Member Baker moved, seconded by Member Howard, to close the meeting at 5:16 p.m.**  
**APPROVED (UNANIMOUS)**

**APPROVED:**

  
Jane Hovington, Chairperson

**ATTEST:**

  
Jocelyn Huff, Planning Department