

# TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

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## Meeting Minutes March 5, 2025

### ATTENDANCE

#### Board Members

Jane Hovington

Tom Baker

Ron Howard

Anthony Kline (ABSENT)

Robert Oliver (ZOOM)

#### Staff

Brian Olszak

Jamie Donaway

Stephanie Roblero

John Paradee, BOA Solicitor

### 1. CALL MEETING TO ORDER

Chairperson Hovington called the meeting to order at 5:03 p.m.

### 2. APPROVAL OF MEETING MINUTES

Member Baker moved, seconded by Member Oliver, to approve February 5, 2025, regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

### 3. PUBLIC HEARING:

#### A. BOA CASE #2025-01

John Hamstead presented the application. Mr. Hamstead currently has a contract to purchase the property. The plan is to demolish the existing Booker Street Church of God and subdivide/revert the parcel to six lots, very similar to the original subdivision previously developed as Harlemtown back in 1946. New single-family dwellings will then be constructed on each lot. Mr. Hamstead added that the request includes lot-size reductions for five of the lots, lot-width reductions for five of the lots, and lot-depth reductions for all six lots. The new lots will be similar to the lots within the neighborhood, those lots are 50' x 100' and do not meet the Town's current standards. Mr. Hamstead went over in detail the requested variances being requested for each lot (12-16). It was confirmed that the church had been vacant for a few years. Mr. Hamstead confirmed that no setback variances would be necessary, as the single-family dwellings will fit within the required setbacks.

Board Solicitor, Paradee, confirmed with the Board the legal standard for an area variance is whether the relative harm to the applicant if the variance were denied would be greater than the relative harm to the neighbors if approved. The presenter has testified what the harm to the applicant would be in the variance was not approved.

Mr. Olszak confirmed no correspondence had been received either for or against, and that mailed notice of the hearing had been provided to owners of properties within 300 feet of the project.

Joetta Gibbs Harmon from Booker Street questioned what was being done with the church building and how many new homes would be built. Mr. Hamstead confirmed the church will be demolished and the plan is to build five single-family dwellings on the lots once subdivided. Ms. Harmon expressed her concern with adding the additional houses in the neighborhood.

**Member Baker moved, seconded by Member Howard, to approve the requested variances for lots 12, 13, 14, 15 & 16.**

**Roll call vote:**

**Member Oliver – Aye, as the request is the same as the original plan and will not cause any hardship to the area around it.**

**Member Baker – Aye, as the original plat recorded in 1946 was modified by combining the five lots into one to create a church which is no longer an issue.**

**Member Howard – Aye, as this goes back to the original subdivision.**

**Chair Hovington – Aye, the fact is we are reverting it back to the original set up.**


**APPROVED (UNANIMOUS).**

#### **4. ADJOURNMENT**

Member Baker moved, seconded by Member Howard, to close the meeting at 5:36 p.m.

**APPROVED (UNANIMOUS)**

**APPROVED:**

  
Jane Hovington, Chairperson

**ATTEST:**

  
Brian Olszak, Community Development Director