

# **TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT**

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## **Meeting Minutes June 4, 2025**

### **ATTENDANCE**

#### **Board Members**

**Jane Hovington**

**Tom Baker**

**Ron Howard**

**Anthony Kline (Absent)**

**Robert Oliver**

#### **Staff**

**Brian Olszak**

**Jamie Donaway**

**Stephanie Roblero**

**John Paradee, BOA Solicitor**

### **1. CALL MEETING TO ORDER**

Chairperson Hovington called the meeting to order at 5:01 p.m.

### **2. APPROVAL OF MEETING MINUTES**

Member Oliver moved, seconded by Member Howard, to approve April 2, 2025, regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

### **3. PUBLIC HEARING:**

#### **A. BOA CASE #2025-15**

An application by Delmarva Christian Schools, Inc., requesting from The Code of the Town of Georgetown, a variance from §230-141, to reduce the required 100' parking setback within the front yard to the proposed 56.48' parking setback within the front yard. The property is located at 21777 Sussex Pines Road, identified as SC Tax Parcel 135-20.00-26.00 zoned ED (Educational District).

Mark Davidson, with Pennoni Associates, presented the application. Also in attendance was Mr. Justin Savini, the Director of Advancement with the schools. Mr. Davidson provided the Board with a history of property and stated that the school presently currently holds 9th through 12th grade, but is expanding to include their other campus' students and will eventually hold kindergarten through 12<sup>th</sup> grade.

The applicant is seeking one variance from the Board, which is to reduce the setback in the front yard required for parking from 100 feet to, at the most, 56.48 feet, though it will be variable from there as with the shape of the proposed parking lot.

The applicant intends to expand the parking area in the front of the building to be consistent with the building expansions. Security concerns are the main driver of the

parking locations, as the school desires to have the majority of parking visible from the front entrances and classrooms which have windows out onto the front yard area, necessitating the design of the parking and building as presented. The existing and proposed expansions of the building will remain single story, also for security purposes to increase visibility as well as to enable quick evacuations in the event of an emergency. DelDOT has also required the applicant to dedicate significant right of way in front of the school, reducing the existing setback of the existing building and parking from the street. The applicant noted that this is the strictest setback requirement in the whole zoning code, and that they meet all other requirements of the code. Significant landscaping will be installed along the street frontages where this parking will be located, so this will, in the applicant's perspective, reduce the impact of the parking within the 100 foot setback and create little if any detriment to the surrounding properties.

In response to questions from the Board, the applicant reiterated that the expanded parking into the setback will accommodate parking for all students and staff anticipated. Additionally, if the relief were refused, it would create hardship for the applicant, as they will struggle to fit parking elsewhere on the property.

Mr. Olszak confirmed no correspondence had been received either for or against the application.

**Member Baker moved, seconded by Member Oliver, to approve the variance from Chapter 230-141, for the reduction of the required 100' parking setback within the front yard to the proposed 56.48' parking setback within the front yard**

**Roll call vote:**

**Member Oliver – Aye, as it will not burden anyone or neighboring properties**

**Member Baker – Aye, as if the applicant were denied it would create more harm to the applicant than create an impact onto surrounding properties.**

**Member Howard – Aye, as it will fit in and there is no detrimental effect.**

**Chair Hovington – Aye, there is no detrimental effect to the neighboring properties**

**APPROVED (UNANIMOUS).**

4. **PUBLIC COMMENT.** No public comment was received.

5. **ADJOURNMENT**

Member Baker moved, seconded by Member Howard, to close the meeting at 5:25 p.m.  
**APPROVED (UNANIMOUS)**

**APPROVED:**

  
Jane Hovington, Chairperson

**ATTEST:**

  
Brian Olszak, Community Development Director