

**GEORGETOWN BOARD OF ADJUSTMENT  
MEETING MINUTES  
April 28, 2008**

**CALL TO ORDER**

Chairman Mary Riddle Clark called the April 28, 2008 meeting of the Georgetown Board of Adjustment to order at 5:30 p.m. in the Town Hall at 404 6<sup>th</sup> Street, Georgetown, Colorado.

**ROLL CALL**

Answering the roll were Chairman Mary Riddle Clark and Members Coralie Anderson, Carol Curran and Bob Primus. Town Clerk Merinel Williams was present as recording secretary.

**APPROVAL OF MINUTES**

Ms. Anderson moved to approve the minutes of the February 21, 2008 meeting as written. Ms. Curran seconded and the motion was adopted by unanimous vote.

**RESOLUTION NO. 01, SERIES 2008: A RESOLUTION OF THE BOARD OF ADJUSTMENT FOR THE TOWN OF GEORGETOWN, COLORADO GRANTING A VARIANCE WITH RESPECT TO SETBACK ENCROACHMENTS ON THE NORTH PROPERTY LINE AT 215 ARGENTINE STREET**

Mr. Primus moved to adopt Resolution No. 01, Series 2008 as written. Ms. Anderson seconded and the motion was adopted by unanimous vote.

**CASE NO. 08-02: APPLICATION FROM CLEAR CREEK COUNTY FOR A VARIANCE TO GEORGETOWN MUNICIPAL CODE SECTION 18.36.050(A) WHICH PROHIBITS WALL SIGNS ON THE SIDE OF A BUILDING THAT DOES NOT HAVE A PUBLIC ENTRANCE, AND SECTION 18.36.050 WHICH DOES NOT ALLOW PROJECTING SIGNS IN THE GATEWAY COMMERCIAL DISTRICT. APPROVAL OF THE APPLICATION WOULD ALLOW CONSTRUCTION OF A WALL SIGN ON THE SOUTH SIDE AND A PROJECTING SIGN ABOVE THE ROSE STREET ENTRANCE OF A BUILDING AT 1111 ROSE STREET**

County Planner Trent Hyatt and County Land Use Division Director Joanne Sorensen represented the applicant.

Mr. Hyatt explained that the principal purpose of the two requested signs is to attract the attention of persons traveling on 11<sup>th</sup> Street who are searching for the County Annex. The County's proposed signs for this location are compliant with the sign regulations except for the two issues included in the variance application. The County will continue to also use the free-standing sign on the west side of the creek to direct travelers to the Annex. Ms. Sorensen explained that the Annex houses offices for Land Use Group departments. While some developers and contractors visit these offices often and will become familiar with the location, many other customers will be seeking it out for the first time.

Ms. Anderson questioned whether either sign is large enough to accomplish its intended purpose. Ms. Sorensen responded that this issue was considered when designing the signs. Ms. Clark questioned the need for two signs facing 11<sup>th</sup> Street. In response to a question from Ms. Anderson, Mr. Hyatt indicated that they would prefer the wall sign if only one sign were to be allowed. Board members indicated they are afraid a precedent would be set if a projecting sign is approved since no other projectings have been approved in this zoning district, while the Board has already approved a wall sign on the side of a building without a public entrance for another property in the same zoning district.

The Board decided to consider findings for the two signs individually.

The Board reviewed the required findings and determined they supported approval of the wall sign. Ms. Anderson moved to approve a variance to allow placement of the wall sign on the south side of the building, that the sign be generally located as depicted in the application, and to permit the sign to be a maximum of eight square feet in size, with the stipulation that this approval is limited to the current property owner, Clear Creek County. Ms. Curran seconded and the motion was adopted by unanimous vote.

The Board reviewed the required findings and determined they did not support approval of the projecting sign. Ms. Anderson moved to deny the request for the projecting sign. Mr. Primus seconded and the motion was adopted by unanimous vote.

**DISCUSS THE PROPOSAL FROM THE ECONOMIC SUMMIT THAT THE TOWN CONSIDER ELIMINATING THE BOARD OF ADJUSTMENT AS A SEPARATE BODY AND TRANSFER ITS POWERS AND DUTIES TO THE PLANNING COMMISSION**

All Board members expressed opposition to the concept of combining the Board of Adjustment with either the Planning Commission or the Design Review Commission in order to preserve the current system of checks and balances and prevent conflicts of interest. It was also noted that because the Board meets as needed, there is always a timely review of applications.

**ADJOURNMENT**

At 6:27 p.m. Ms. Anderson moved, Mr. Primus seconded, and it was unanimously voted to adjourn the meeting.

APPROVED:

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Merinel Williams, Recording Secretary

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Mary Riddle Clark, Chairperson