

**GEORGETOWN BOARD OF ADJUSTMENT
MEETING MINUTES
FEBRUARY 15, 2006**

CALL TO ORDER

Acting Chairperson Pattie Fraley called the February 15, 2006 meeting of the Georgetown Board of Adjustment to order at 5:30 p.m. in the Town Hall at 404 6th Street, Georgetown.

ROLL CALL

Members answering the roll were Pattie Fraley, Mort Stern and Bob Primus. Mary Riddle Clark and Carol Curran were absent. Town Clerk Merinel Williams was present as recording secretary.

APPROVAL OF MINUTES

Mr. Stern moved to approve the minutes of the December 29, 2005 meeting as written. Mr. Primus seconded and the motion was adopted by the affirmative vote of Mr. Stern and Mr. Primus. Ms. Fraley abstained.

VARIANCE CASE NO. 06-01: APPLICATION FROM HISTORIC GEORGETOWN, INC. FOR A VARIANCE FROM THE ZONING REGULATIONS IN THE HISTORIC RESIDENTIAL DISTRICT TO ALLOW CONSTRUCTION OF AN EVENTS PAVILION WITH A ZERO FOOT SETBACK ON THE NORTH PROPERTY LINE OF A PORTION OF THE LITCHFIELD MILLSITE (PARK AT THE REAR OF THE HAMILL HOUSE PROPERTY AT 305 ARGENTINE STREET)

Historic Georgetown Executive Director Dana Abrahamson represented the applicant. She explained that they are requesting the variance because of the small size of the lot, and the space is needed to accommodate the restrooms, catering and storage facilities in the proposed building. This is not a typical residential lot as it abuts the parking lot for the county courthouse. She has met with the Board of County Commissioners and they expressed no objection to the proposal. Ms. Abrahamson testified further that the Design Review Commission (DRC) has approved the design of the proposed building, and has recommended approval of the variance application, partly because the north wall of the proposed building would be in line with the north wall of the Hamill carriage house. In response to a question from Mr. Stern, Ms. Abrahamson clarified that there is no building close to the property line for which the setback is requested. North of the property line in question is a strip of grass that is intended to accommodate snow removal, then the paved county parking lot.

Mr. Stern referenced a comment received from the owner of 215 Argentine Street expressing concern about the closing of Brownell Street between the Hamill outbuildings and the park. Ms. Abrahamson explained that the portion of Brownell Street in question was vacated by the Town into private ownership long ago, and therefore it is not a public street.

The Board reviewed the criteria for approval of variances contained in the Municipal Code and found them to be in support of the application. Mr. Primus moved to grant the variance as requested. Mr. Stern seconded and the motion was adopted by unanimous vote.

ADJOURNMENT

At 5:52 p.m. Mr. Primus moved, Mr. Stern seconded, and it was unanimously voted to adjourn the meeting.

APPROVED:

Merinel Williams, Recording Secretary

Pattie Fraley, Acting Chairperson