

**GEORGETOWN BOARD OF ADJUSTMENT
MEETING MINUTES
October 11, 2007**

CALL TO ORDER

Chairman Mary Riddle Clark called the October 11, 2007 meeting of the Georgetown Board of Adjustment to order at 5:30 p.m. in the Town Hall at 404 6th Street, Georgetown, Colorado.

ROLL CALL

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

APPROVAL OF MINUTES

Mr. Primus moved to approve the minutes of the September 13, 2007 meeting as written. Ms. Anderson seconded and the motion was adopted by unanimous vote.

RESOLUTION NO. 02, SERIES 2007: A RESOLUTION OF THE BOARD OF ADJUSTMENT FOR THE TOWN OF GEORGETOWN COLORADO GRANTING A VARIANCE WITH RESPECT TO SETBACK ENCROACHMENTS ON THE SOUTH AND WEST PROPERTY LINES AT 707 TAOS STREET

Ms. Anderson moved to adopt Resolution No. 02, Series 2007 as written. Ms. Curran seconded and the motion was adopted by unanimous vote.

CASE NO. 07-03: APPLICATION FROM RED RAM RESTAURANT FOR A VARIANCE FROM SECTION 18.36.030(B)(1) OF THE GEORGETOWN MUNICIPAL CODE TO ALLOW CONSTRUCTION OF A 17 SQUARE FOOT SIGN ON THE EAST SIDE OF THE REAR ADDITION TO THE BUILDING AT 606 6TH STREET IN THE VICINITY OF THE REAR ENTRANCE TO THE BUILDING. THE CODE CURRENTLY ALLOWS A MAXIMUM SIZE OF 6 SQUARE FEET

Wendell Pugh of Western Pacific Art Co. and Bruce Donato of the Red Ram Restaurant described the proposed sign and their reasons for wanting to construct it larger than the six square feet that the regulations allow.

Mr. Pugh explained that the appearance of the area behind the buildings on Miner Street in Idaho Springs greatly improved when the City allowed merchants to install signs on

the back of the buildings. He thinks that Georgetown could also benefit if greater signage was allowed on the rear entrances (facing 7th Street) to the buildings facing 6th Street. Mr. Donato explained that the sign is needed because the part of the business on the main floor of his building closes at about 9:00 p.m. He has to lock the 6th Street door because theft of some of his property occurred when that door was left unlocked for access to the Rathskeller. Consequently, the door at the rear of the building is the only entrance to the Rathskeller after 9:00 p.m. He wants the larger sign to capture the attention of travelers on Rose and 7th Streets and advertise that the Rathskeller is open for business.

Ms. Anderson suggested two possible alternatives to the proposed sign. A sign could be hung on the east side of the building with an arrow that directs patrons to the back entrance. A second alternative would be to improve the appearance of the area around the rear entrance door, adding a deck and other amenities, so that the entire area would demonstrate the entrance to an open business. She believes that if these improvements were made a six square foot sign would be sufficient. Mr. Donato indicated that he eventually plans to install such a deck, but cannot afford to do so at present.

In response to a question from Ms. Clark, Mr. Pugh confirmed that the proposed sign would be mounted flush to the wall. Ms. Clark commented that the intent of the sign code is to prevent signs from becoming too large and not in keeping with the historic character of the downtown area. She fears that if this sign is approved other businesses in the area would feel they also had a right to a larger sign than the code allows. Mr. Primus indicated that he opposes the application on similar grounds.

Ms. Clark asked the applicant to describe the hardship, since one is not apparent to her. Mr. Donato stated that he has attempted to improve the business at the Ram, which will in turn benefit the Town. He cannot afford to make all of the improvements he'd like until his business produces more revenue. Ms. Anderson stated that she also does not perceive a hardship in this case, and she is concerned that approval of this application would establish a precedent for applications from other merchants in the downtown commercial area.

Mr. Pugh stated that the Ram owns the land behind its building and allows public parking on it. Mr. Donato stated that it is a benefit to the Town that he allows public parking on his property. Ms. Curran noted that the Georgetown Pride Task Force has proposed that the Town require dumpster enclosures, which would improve the appearance of the area.

Mr. Donato stated that he does not believe he has options other than the proposed sign, and the Board members suggested other options they thought might be feasible.

The Board members reviewed the findings required by the Code, and found that most of the criteria did not support approval of the application. Ms. Anderson moved to deny the application for a variance from the Red Ram Restaurant to install a seventeen square foot sign by its rear entrance. Mr. Primus seconded and the motion was adopted by unanimous vote.

ADJOURNMENT

At 6:20 p.m. Ms. Curran moved, Ms. Anderson seconded, and it was unanimously voted to adjourn the meeting.

APPROVED:

Merinel Williams, Recording Secretary

Mary Riddle Clark, Chairperson