

**MINUTES OF THE MEETING OF THE
CITY OF SEAFORD BOARD OF ADJUSTMENT AND APPEALS**

July 8, 2020

12:00 p.m.

Mayor David Genshaw called the meeting to order with City Manager, Charles Anderson, City Solicitor, Daniel Griffith and Mike Bailey, Building Official, present.

Mayor Genshaw called for a motion to approve the minutes of the Board of Adjustment meeting held on March 4, 2020. City Solicitor, Daniel Griffith made a motion to approve the minutes. City Manager, Charles Anderson, seconded the motion; motion so passed with all present voting in favor.

Mayor Genshaw then turned the meeting over to Mike Bailey, Building Official.

Mr. Bailey presented **Case No. V-05-20:** Sussex Preschools, property owners of 518 Rust Street, Tax Map and Parcel # 531-13.10-19.04 are requesting a variance per section 15-12 of the City of Seaford Zoning Ordinance on behalf of Kristina Hudson, for use of the existing building located in an R-1 Low Density Residential District for use of a retail store; to include clothing, novelties and gifts.

Mr. Bailey stated that Kristina Hudson, applicant, was present to answer any questions.

Mrs. Hudson stated that the store will include clothing items, she is currently in discussion with Simply Southern and DelMade, among other local vendors, as well as small gifts and novelties. The proposed store hours will be Tuesday thru Saturday 11 a.m. – 7 p.m. with the store being closed Sundays and Mondays.

Mayor Genshaw solicited any questions from the Board members.

City Manager, Charles Anderson, asked how many parking spaces are currently available; and will that be enough.

Mrs. Hudson stated there are six to the right side and back of the property, as well as 8-10 on the other side of the building, which is more than adequate.

City Manager, Charles Anderson, also asked if any work will be done to the building or will the current layout, etc. work for the store.

Mrs. Hudson stated no additional work will be done.

City Solicitor, Daniel Griffith, asked if the store will have any signage.

Mrs. Hudson stated yes, a vinyl sign will be applied to the front and side of the building.

City Solicitor, Daniel Griffith, clarified that the signs will not be illuminated; Mrs. Hudson stated they will not be.

City Manager, Charles Anderson, stated that the maximum sq. ft. of signage permitted would be 18 sq. ft. and asked if Mrs. Hudson was ok with that size.

Mrs. Hudson stated yes, that size was fine.

City Manager, Charles Anderson, asked if the drop-off and pick up of children at the preschool/child care center would affect traffic for customers coming and/or going from the store.

Mrs. Hudson stated no; the child care drop-off's end at 9 a.m. and pick-ups are 3:30-5:30p.m.

City Manager, Charles Anderson, asked if there would be any outdoor storage.

Mrs. Hudson stated no.

Mayor Genshaw asked if there would be any large delivery trucks, etc. or just local mail carriers.

Mrs. Hudson stated just small deliveries.

With no further questions from the Board members, Mayor Genshaw solicited any questions from the public;

Janice Conaway, property owner of 516 Pennsylvania Ave., came forward to suggest placing a sign for the store on the Rust street side where Allen Harim previously had a sign; Board members and Mrs. Hudson agreed that having a visible sign for the store there may be a good idea and use of the existing pole.

With no further questions or comments; Mayor Genshaw called for a motion.

City Solicitor, Daniel Griffith made a motion to approve the variance request for use of the existing building located in an R-1 Low Density Residential District for use as a retail store; to include clothing, novelties and gifts. City Manager, Charles Anderson, seconded the motion; motion so passed with all present voting in favor.

Decision

City Solicitor, Daniel Griffith, approved the variance request per section 15-12 of the City of Seaford Zoning Ordinance for use of the existing building located in an R-1 Low Density Residential District for use of a retail store, to be located at 518 Rust Street, Tax Map and Parcel # 531-13.10-19.04.

City Manager Anderson seconded the motion and the motion was unanimously approved dated August _____, 2020.

With no further business to discuss; Mayor Genshaw called for a motion to adjourn the regular meeting of the Board of Adjustment and Appeals. City Solicitor, Daniel Griffith, made a motion to adjourn. City Manager, Charles Anderson, seconded the motion; the regular meeting of Board of Adjustment and Appeals was adjourned at 12:12 p.m.

Daniel A. Griffith, City Solicitor

David Genshaw, Mayor

Charles D. Anderson, City Manager