

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

July 5, 2017

12:00 P.M.

Vice Mayor Dan Henderson called the meeting to order with the following Board members in attendance: Dolores J. Slatcher, City Manager and James A. Fuqua, Jr., City Solicitor. Michael Bailey, Building Official was also in attendance.

Vice Mayor Henderson read the request before the Board. **Case No. V-08-17: Seaford Historical Society**, is seeking a use variance and a building design variance in order to construct an event center at 23669 Ross Station Road.

Mr. Bailey acknowledged Mrs. Judy Schwartz from GMB, Ms. Maria Heyseel from the Seaford Historical Society and Dan Parsons were present to answer any questions.

Mr. Bailey stated that they are requesting two variances, the first being that they are requesting a use that is not by right in a M-1 Light Industrial zone; they plan to do an event center which is more a commercial use. The second variance being the façade they are requesting for their event center which does not meet **Sec. 15-97** which Mr. Bailey read into the minutes:

5) Exterior front and side walls must be finished with the following: (a) architectural masonry units (excluding concrete block and cinder block; (b) natural stone; (c) pre-cast concrete with approval by the City; (d) brick; (e) stucco; (f) glass materials; (g) steel; (h) aluminum or their equivalent. Rear exterior walls not facing a street or proposed street may be masonry block as defined below.

Minimum standards shall require thirty (30%) percent of the building that faces a street or proposed street be approved masonry finish as defined above. He added that they are proposing a non-masonry finish in order to match the character of the other buildings that are on the site.

Mrs. Schwartz showed a picture of the proposed building and how the architectural style was proposed; in an attempt to look like the original station. She added that there would be shuttered windows and fiber cement board siding which is not identified in the code.

Vice-Mayor Henderson asked about the use of the building; he asked if all of the land area around the Mansion was M-1 zoned now. City Manager Slatcher stated that it was all light manufacturing. She added that the ballpark and Lank, Johnson and Tull were all light manufacturing as well and then it was rezoned to C-2 Highway Commercial.

City Solicitor Fuqua asked where the building would be located on the site. It was stated that it will be located on the southeast side of the Mansion. Mrs. Schwartz stated that it will go in between Market Street and Venture Drive across from the baseball fields.

City Solicitor Fuqua added that he has no issues with the use of the building and feels that there is no negative impact to the surrounding property owners. He feels that the appearance would be a benefit to the area. He added that they are going above what is required by the code and it will add appeal to the area. City Manager Slatcher added that she has no concerns with it and they are enhancing the property.

Vice-Mayor Henderson asked how the library was able to get a variance for their location. City Manager Slatcher stated that it was rezoned to C-2 prior to construction.

Vice-Mayor Henderson stated that he agreed with City Solicitor Fuqua.

Vice Mayor Henderson called for public comment. There was none.

City Solicitor Fuqua motioned to approve the request of use variance for the following reasons:

1. The Ross Mansion probably existed prior to zoning;
2. It will not cause any issues with any other the surrounding property owners;
3. To approve the building materials as it will enhance the property and make for a better looking more harmonious style.
4. There is no negative impact to anyone.

City Manager Slatcher seconded the motion. Motion so passed with all present voting in favor.

Ms. Heysel thanked the Board and stated she looks forward to working with them.

Vice Mayor Henderson noted there is no Old Business.

Vice Mayor Henderson asked for a motion to adjourn. City Solicitor Fuqua so moved; City Manager Slatcher seconded the motion. Motion so passed with all present voting in favor. Vice Mayor Henderson adjourned the meeting at 12:14 p.m.

Dolores J. Slatcher, City Manager

/tnt