

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: FRANCOIS REVERDY AND NANCY TANKELSON Case No. 10770 – 2011

A hearing was held after due notice on February 28, 2011. The Board members present were: Mr. Dale Callaway, Mr. Ronald McCabe, Mr. John Mills, Mr. Brent Workman and Mr. Jeff Hudson.

Nature of the Proceedings

This is an application for a variance from the front yard and side yard setback requirements.

Finding of Facts

The Board found that the Applicant was seeking a variance from front yard and side yard setback requirements east of Route 1, northwest corner of Fisher Street and Josephine Street, Lot 25, Block B, Dodd's Addition. The Applicant was requesting a 22' variance from the required 30' front yard setback, 7.3' variance from the required 15' side yard setback, and a 6' variance from the required 10' side yard setback for a proposed dwelling. After a hearing, the Board made the following findings of fact:

1. The Applicant wishes to construct an addition to a nonconforming dwelling and porch on a small lot. The proposed additional porch triggers the need for variances even though by itself the porch is within setbacks.
2. The Applicant is an avid gardener and does not wish to lose the existing back yard.
3. The Board determined that the proposed dwelling cannot be built in conformity with the setbacks because of the size of the lot, that the variance will enable reasonable use of the property, that it will not alter the essential character of the neighborhood, and that it will not protrude any further into the setback than an existing nonconforming dwelling.
4. The Applicant indicated that a large carport and shed will be removed.
5. No persons appeared in opposition.

The Board granted the requested variances.

Decision of the Board

Upon motion duly made and seconded, the application was granted. The Board members voting in favor were: Mr. Callaway, Mr. McCabe, Mr. Mills, Mr. Workman and Mr. Hudson; voting against – none.

BOARD OF ADJUSTMENT  
OF SUSSEX COUNTY



Dale Callaway  
Chairman

If the use is not established within one (1) year from the date below the application becomes void.

Date March 29, 2011