

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: SUSSEX VENTURES, INC.

Case No. 10787 – 2011

A hearing was held after due notice on April 4, 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 side yard setback requirement.

Finding of Facts

The Board found that the Applicant was seeking a variance from side yard setback requirements south of Road 46 (Old Furnace Road), south of Ridgewood Drive, Lot 25, Ridgewood Crossing. The Applicant was requesting a 9.8' variance from the required 15' side yard setback for an existing dwelling. After a hearing, the Board made the following findings of fact:

1. The dwelling was built in 2010.
2. When the house was placed, there was some confusion created by side yard lot angles.
3. The actual encroachment was not discovered until construction was completed, but a CO has been issued by the County.
4. The property is unique in terms of its odd angles, and the Board determined that the variance would not alter the essential character of the neighborhood.
5. No persons appeared in opposition.

The Board granted the requested variance.

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 May 9, 2011.