

**BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY**

**IN RE:            ROBERT F. WRIGHT**

**Case No. 10789 – 2011**

A hearing was held after due notice on April 18, 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 Route 1, at the corner west of Road 207 (Johnson Road). The Applicant was requesting a 20' variance from the required 50' rear yard setback for a horse stable. After a hearing, the Board made the following findings of fact:

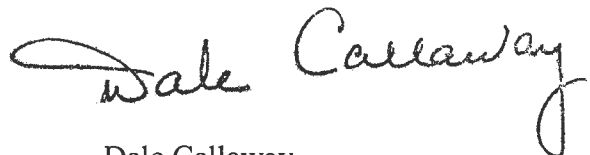
1.     The Applicant wishes to use an existing pole building to stable a horse. When the building was constructed, it was for farm equipment and a boat, and not with horses in mind. As a result, it does not meet the greater setbacks required for a stable.
2.     Moving the large building would be difficult and expensive.
3.     The property is isolated, and the nearest dwelling is approximately 300' away.
4.     The Board determined that the property was unique in part because of its isolation and the fact that buildings already exist, that the variance is necessary to enable reasonable use of the property, and that there will be no effect on the 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 24, 2011.