

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: ROBERT W. AND PATRICIA LINCOLN Case No. 10794 – 2011

A hearing was held after due notice on May 2, 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 north of Route 54, northwest of Blue Teal Road, Lot 26, Swann Keys. The Applicant was requesting a 5' variance from the required 10' side yard setback for a proposed dwelling, and a 6.7' variance from the required 10' side yard setback for proposed steps and A/C unit. After a hearing, the Board made the following findings of fact:


1. The Applicant is removing an old manufactured home and replacing it with a new one measuring 24'x64'.
2. As is the case with most lots in Swann Keys, the Applicant's lot is extremely narrow, at 40'. As such, anything more than 20' wide would require a variance, and it is difficult to locate manufactured homes that size.
3. The appropriate setback will be maintained on one side, as well as the front and rear.
4. The current configuration results in the Applicant parking in part on a neighbor's property. The new configuration will allow for off-street parking with no such encroachments.
5. The Board determined that the variance will not alter the essential character of the neighborhood, as numerous similar variances have been granted for Swann Keys.
6. 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 May 10, 2011.