

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

**IN RE: MADHU REALTY**

**Case No. 10796 – 2011**

A hearing was held after due notice on May 16, 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 setback requirement.

Finding of Facts

The Board found that the Applicant was seeking a variance from front yard setback requirements northwest of the intersection of Road 36, Road 46 and Road 619. The Applicant was requesting a 27.1' variance from the required 60' front yard setback for a proposed addition. After a hearing, the Board made the following findings of fact:

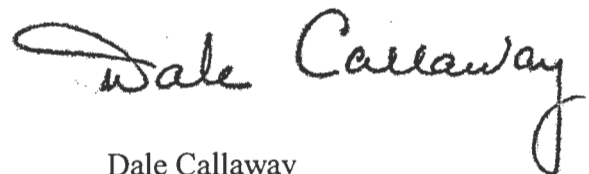
1. The Board approved the variance in August 2008, but the approval expired while the Applicant was waiting for ABC approval.
2. The application is the same as the previous one, and involves a 4,000 sq. ft. addition to an existing structure. However, the Applicant is no longer planning for an on-site apartment.
3. The property is an unusually shaped through lot, and without a variance could not be otherwise developed given the ABC approval requirements.
4. The Board determined that the variance would not alter essential character of the neighborhood, particularly since it had been granted once before, and was the minimum necessary to afford relief.
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 June 20, 2011.