

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

**IN RE: RALPH PAGE**

**Case No. 10808 – 2011**

A hearing was held after due notice on June 20, 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 corner yard and side yard setback requirements.

Finding of Facts

The Board found that the Applicant was seeking a variance from corner-side yard and side yard setback requirements south of Route 54, east of Grant Avenue, Lot 1, Block 6, Cape Windsor. The Applicant was requesting an 8.5' variance from the required 15' side yard setback and a 1.8' variance from the required 10' side yard setback for a proposed porch. After a hearing, the Board made the following findings of fact:

1. A number of variances were granted to the property when the Applicant purchased it in 2010, as a result of the previous owner having built improvements without permits and in violation of setback requirements.
2. The lot is extremely odd in shape, with a significant portion essentially unusable without variances.
3. The Applicant's proposed porch will take advantage of a large unused portion of the property, but cannot be built without a variance. It will not alter the essential character of the neighborhood, and will be a minimal intrusion.
4. The Owners' Association does not object to the application, and no persons appeared in opposition.
5. The Board determined that the application generally met the standards for granting a variance.

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 July 20, 2011.