

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

**IN RE: KENNETH AND ANITA REICH**

**Case No. 10812 – 2011**

A hearing was held after due notice on July 11, 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 south of Road 471, approximately 3,988' west of Road 432. The Applicant was requesting a 14.5' variance from the required 40' front yard setback for an existing detached garage. After a hearing, the Board made the following findings of fact:

1. The Applicant hired a builder to obtain permits and construct a garage.
2. Until a recent survey was completed, the Applicant was aware of the encroachment. The Applicant is actually constructing a new dwelling as well, which will include removal of the manufactured home also located in the setback.
3. The Board determined that the application generally met the standards for granting a variance.
4. 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 August 15, 2011.