

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: BARBARA H. WOOD

Case No. 10825 – 2011

A hearing was held after due notice on July 25, 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 277, northeast of Boat Dock Court East, Lot 15, Block ZZ, Angola by the Bay. The Applicant was requesting an 8.2' variance from the required 30' front yard setback. After a hearing, the Board made the following findings of fact:

1. The Applicant purchased the property in April 2011, and discovered a number of encroachments.
2. The dwelling itself was built in 1984, but the prior owner had attached decks to an existing screen porch. The deck was intended to be a walkway, but because of its height constitutes an illegal structure.
3. The Board determined that the difficulty had not been created by the Applicant, that the encroachment was not noticeable and does not alter the essential character of the neighborhood, and is now necessary to the reasonable use of the property.
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 September 8, 2011.