

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

**IN RE: ALAN ROTHFIELD**

**Case No. 10870 – 2011**

A hearing was held after due notice on October 3, 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 and side yard setback requirements.

Finding of Facts

The Board found that the Applicant was seeking a variance from front yard and side yard setback requirements south of Route 54, east of Walnut Avenue, Lot 7, Keenwick. The Applicant was requesting a 3.2' variance from the required 30' front yard setback, a 0.6' variance from the required 10' side yard setback, and a 3.9' variance from the required 10' side yard setback for proposed additions. After a hearing, the Board made the following findings of fact:

1. The Applicant wishes to expand his dwelling since he intends to eventually relocate. It would include two new bedrooms in addition to the current three. The expansion would add approximately 1,000 square feet.
2. The Applicant indicated that he expected to do construction in phases over the next few years.
3. The Board determined that the application did not meet the standards for granting a variance. The Applicant had no clear picture as to the timing of construction. Any difficulty arising from efforts to expand the dwelling would have been created by the Applicant, and were not necessary for the reasonable use of the property.

The Board denied the requested variances.

Decision of the Board

Upon motion duly made and seconded, the application was denied. The Board members voting in favor of denial were: Mr. Callaway, Mr. McCabe, Mr. Mills, Mr. Workman, and Mr. Hudson; voting against denial – none.

**BOARD OF ADJUSTMENT  
OF SUSSEX COUNTY**

  
Dale Callaway  
Chairman

Date November 22, 2011.