

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: SUZANNE BOWERS

Case No. 10896 – 2011

A hearing was held after due notice on November 7, 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 requesting a variance from front yard setback requirements east of Route 24, south of White Pine Drive, Lot 22, Pines at Long Neck. The Applicant was requesting a 4.3' variance from the required 30' front yard setback for an existing front porch. After a hearing, the Board made the following findings of fact:

1. The porch was built in 1997 by a prior owner, and a Certificate of Compliance was issued by the County. A shed currently encroaching will be removed.
2. Removing or remodeling the porch would be detrimental to both the property and the Applicant's health.
3. There are a number of similar variances in the neighborhood.
4. The Board determined that the Application generally met the standards for granting a variance. The difficulty is overcome by the fact that the County approved the structure and issued its Certificate of Compliance. The variance is necessary to enable reasonable use of the property, and will not alter the essential character of the neighborhood.
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 December 28, 2011.