

**MINUTES OF THE MEETING OF THE  
CITY OF SEAFORD BOARD OF ADJUSTMENT AND APPEALS**

February 3, 2021

12:00 p.m.

City Manager Charles Anderson called the meeting to order. City Solicitor, Daniel Griffith and Mike Bailey, Building Official, were in attendance.

City Manager, Charles Anderson, called for a motion to approve the minutes of the Board of Adjustment meeting held on November 4, 2020. City Solicitor, Daniel Griffith, made a motion to approve the minutes. City Manager, Charles Anderson, seconded the motion; motion so passed with all present voting in favor.

Charles Anderson then turned the meeting over to Mike Bailey, Building Official.

Mr. Bailey presented **Case No. V-01-21: Belle Ayre group LLC**, seeks a variance for storage area per sec. 15-25 (4) of the City of Seaford Zoning Ordinance. The properties include the 77 townhouse lots located on Orchid Drive, Cherry Blossom Lane and Wisteria Drive; Tax Map and Parcel # 531-10.00-506.00 through 531-10.00-582.00; zoned R-3 High Density Residential District.

Mr. Bailey stated that the referenced ordinance is as follows: Sec. 15-25 (4) Each dwelling unit shall have a storage area separate and apart from the living area. The storage area shall be a minimum size of 5'x5' with a six-foot ceiling height. The storage area shall be easily accessible and there shall be no charge for the use of the storage area, in the event the unit is a rental property. The City Building Official will work with the developer to determine the most compatible location for the storage areas, taking into consideration the purposed use of the apartment or townhouse.

Mr. Bailey stated that Mr. Allen, developer with Belle Ayre Group LLC., was present to answer any questions that the Board or public may have.

City Manager, Charles Anderson, solicited any questions from the Board members.

City Solicitor, Daniel Griffith, asked Mr. Allen, why they felt as though it was a hardship to have the storage areas built on the properties behind the townhomes.

Mr. Allen stated that the referenced townhomes are going to be rentals, with full property maintenance included, ex: yard maintenance, grass cutting, exterior maintenance of the buildings, etc. They feel that with having property maintenance, the tenants would not need the separate storage buildings that would normally be used to house things like lawnmowers and yard equipment. In addition, the topography behind the townhomes is not ideal for the addition of the detached storage sheds as it is not a very large space and is not completely flat ground. The floor plans of the townhomes do not allow the addition of attached sheds.

Mr. Anderson asked if the original townhomes in Belle Ayre, previously built, have sheds.

Mr. Bailey stated no; those townhomes have attached garages.

Mr. Anderson asked if the developers were provided the zoning ordinance prior to the construction of the townhomes.

Mr. Bailey stated yes.

With no further questions, Mr. Anderson, stated that for the public record, there were no members of the public present in opposition with the discussed agenda item.

City Manager, Charles Anderson then called for a motion.

City Solicitor, Daniel Griffith, made a motion to approve the variance per sec. 15-25 (4) of the City of Seaford Zoning Ordinance for the discussed storage area for the seventy-seven (77) townhomes referenced. City Manager seconded the motion. Motion so passed with all present in favor.

### **Decision**

City Solicitor Griffith approved the variance request for Belle Ayre Group LLC., property owners of the 77 townhouse lots located on Orchid Drive, Cherry Blossom Lane and Wisteria Drive; Tax Map and Parcel # 531-10.00-506.00 through 531-10.00-582.00; zoned R-3 High Density Residential District.

City Manager Anderson seconded the motion, and the motion was unanimously approved dated February 3, 2021.

With no further business to discuss; City Manager, Charles Anderson, called for a motion to adjourn the regular meeting of the Board of Adjustment and Appeals. City Solicitor, Daniel Griffith, made a motion to adjourn. City Manager, Charles Anderson, seconded the motion; the regular meeting of Board of Adjustment and Appeals was adjourned at 12:07 p.m.

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Daniel A. Griffith, City Solicitor

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Charles D. Anderson, City Manager