

Town of Odessa

MINUTES FROM THE BOARD OF ADJUSTMENT HEARING TUESDAY, OCTOBER 21, 2025 - 7:00 PM 315 MAIN STREET ODESSA, DE 19730

Those present at 7:00 PM:

Board Member: Teddy Barnes
Board Member: Patricia Crilley
Board Member: Jim Grant
Board Member: Meghan Mahoney
Town Secretary: Amy Marie Ottinger
Homeowners: Brian and Melanie Rowe
No community members

1. The meeting was called to order at 7:03 PM.
2. Roll Call

MOTION BY TEDDY BARNES, SECONDED BY MEGHAN MAHONEY, TO EXCUSE CONNIE MILLER FROM THE OCTOBER 21, 2025 BOARD OF ADJUSTMENT MEETING.

MOTION CARRIED. VOTE: 4 AYES, 0 NAYS, 0 ABSTAIN

3. Approval of Minutes

MOTION BY PATRICIA CRILLEY, SECONDED BY TEDDY BARNES, TO APPROVE THE MINUTES FROM THE AUGUST 27, 2024 BOARD OF ADJUSTMENT.

MOTION CARRIED. VOTE: 4 AYES, 0 NAYS, 0 ABSTAIN

4. Public Hearing for Front Yard Setback Relief – BOA Application #2025-01
 - 209 N. Sixth Street, Odessa, Delaware
 - Parcel #24003.00018
 - Request by Brian and Melanie Rowe (property owners), attached hereto as Attachment A (*2-page letter dated 9/18/25*) for relief from the 20' commercial front yard setback requirement for an existing non-conforming home. The variance request is required as the homeowners are proposing construction of a pole barn building to be used as a garage along with an asphalt driveway.
 - The zoning administrators report, attached hereto as Attachment B (*2-page letter dated 9/15/25*), pointed out three areas of concern: front yard setback, rear yard buffer and Historic Commission approval.
 - The homeowners are before the commission this evening to get a variance for the front yard setback. They have agreed to install a 6-foot high densely planted rear yard buffer strip as required in Section 81.5. They received Historic Commission approval on October 9, 2025, attached hereto as Attachment C (*2-page meeting minutes*), for the exterior look of the pole barn style garage and asphalt driveway.

- Meghan Mahoney questioned why the Veterans Watchmakers facility was not required to plant a tree buffer when they installed their pole barn. The town secretary stated that the zoning administrator's report did not indicate at the time of their application the necessity for one.
- It was clarified that the entrance for the pole barn/garage will be coming off of Mechanic Street.
- Teddy Barnes asked the homeowner if he was planning on removing the large tree that is on his property to accommodate the pole barn. The homeowners stated that they just trimmed the tree in the spring and have no intention of removing it. Teddy also questioned what the exterior of the pole barn would look like. The homeowners received Historic Commission approval on October 9, 2025 for the exterior look of the project.

5. Public questions and comments – There were no public questions or comments.

6. Board Discussion, deliberation and vote

MOTION BY MEGHAN MAHONEY, SECONDED BY TEDDY BARNES, TO APPROVE THE FRONT YARD SETBACK RELIEF FROM THE REQUIRED 20 FEET TO 15 FEET.

MOTION CARRIED. VOTE: 4 AYES, 0 NAYS, 0 ABSTAIN

7. Adjournment

MOTION BY JIM GRANT, SECONDED BY PATRICIA CRILLEY, TO ADJOURN THE MEETING AT 7:16 PM.

MOTION CARRIED. VOTE: 4 AYES, 0 NAYS