



V-25-01

Board of Adjustment Application

Application Information

Property Address: 2 Westover Drive, Dover DE 19904
Tax Parcel Number: ED-05-076.13-02-18.00-000
Owner Name: Jason and Page Bebout
Property Zoning: RM-1 PND
Variance (s) Requested: Article 9 Section 2
2.11 Area variance

Article 5 - Supplementary Regulations Section 1, 1.114 setback

*Provide eight (8) copies of any survey, drawings, photos, site plan, etc. that may help support your application, and your response to the criteria. The criteria for a use variance and appeal are on the back of the form.

* Area Variance

An area variance shall be evaluated on the following criteria: **Please state how your request meets each of these four (4) criteria.**

1. The nature of the zone in which the property lies;
2. The character of the immediate vicinity and the contained uses therein;
3. Whether, if the restriction upon the applicant's property were removed, such removal would seriously affect neighboring properties and uses; and
4. Whether, if the restriction is not removed, the restriction would create unnecessary hardship or exceptional practical difficulty for the owner in his efforts to make normal improvements in the character of that use of the property that is permitted uses under the provisions of the zoning ordinance.

Signature

I Jason Bebout do affirm that I am the property owner on which the variance is sought and that all the information provided in this application is accurate to the best of my knowledge and belief.

[Signature]
Signature

OWNER
Title

3/14/25
Date

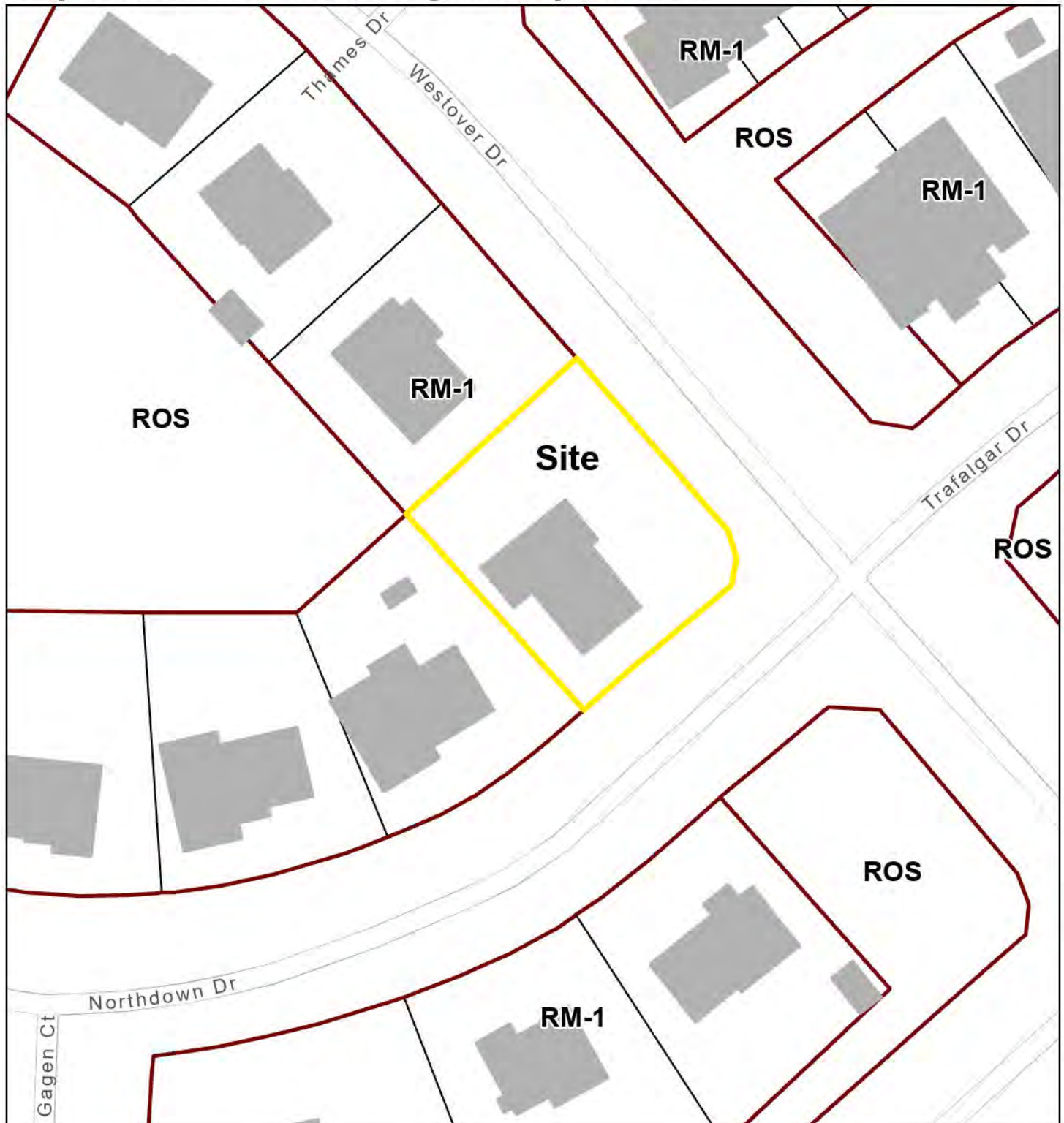
City of Dover

Department of Planning & Inspections



Exhibit B

Application No.: V-25-01



Title: Property at 2 Westover Drive - Application for Variance
Addresses: 2 Westover Drive
Parcel ID: 2-05-07613-02-1800-00001
Zoning: RM-1 (Medium Density Residence)
Owner: Bebout Page and Bebout Jason
Date: 03/31/2025

Legend

- Subject Property
- Building Footprints
- Zoning Boundary Line
- State Parcels



0 100 200 Feet

City of Dover

Department of Planning & Inspections



Exhibit C

Application No.: V-25-01



State of Delaware, Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Title: Property at 2 Westover Drive - Application for Variance
Addresses: 2 Westover Drive
Parcel ID: 2-05-07613-02-1800-00001
Zoning: RM-1 (Medium Density Residence)
Owner: Bebout Page and Bebout Jason
Date: 03/31/2025

Legend

- Subject Property
- State Parcels



0 100 200 Feet

Exhibit D

Dear Board Member(s),

My name is Jason Bebout and I'm writing this in hopes of getting a variance for the Zoning Ordinance in article 5- Supplementary Regulations of 1.114 setback for my Kayak Brand 12'x24' above ground pool with 6' end deck and 2' walk around deck. The 2100 square foot single family home is located at 2 Westover Drive on a 10,018 square foot corner lot in the subdivision of Village of Westover. The front of the house faces North towards Westover Drive, while the East side faces Northdown Drive, and the other is located to the West of the property at 4 Westover Drive. There is a 6' vinyl fence surrounding my backyard, removal of restriction would not apply to the neighbor to the South of the property nor would it affect the neighbor at 4 Westover Drive.

The pool is an all aluminum reinforced above ground pool that is being professionally installed; this will be freshly installed by licensed contractors from Leisure King pools and spas based out of Naples, Florida. It comes with its own fenced in attached non-slip aluminum decking and walkaround surface. The pool also comes with a Lifetime warranty and retractable ladder for easy access while pool is in use and can be stored/locked when pool is not in use and is guaranteed to last at least 30 years. The pool will also need to be bonded and grounded by an electrician to prevent any injuries.

Per article 9, Board of Adjustment section 2.11 area variance; there is a 3.5' wide paver walkway that is located 4' from my house along the West side of the yard that leads to the patio in the backyard. The total width of the side yard from the West property line to the chimney is 33'. The total width from the West property line to the paver walkway is 26'. There is also an air conditioning unit that sits 31' from the West property line. If I were to have the pool installed at the current water wall mark of 15', this would make the pool itself sit one foot onto the walkway resulting in the 2' walkaround deck on the East side of the pool 3' onto the paver walkway leaving me with a 4' clearance between the pool and the chimney and only 2' from the air conditioner unit. I am currently requesting a 3' variance for the water wall. That would make the walkaround deck 10' from the West property line, the water wall would start at 12', the ending water wall would be at 24', and the other side of the walkaround deck would end at exactly 26' leaving the full width of the paver walkway as a fully usable surface. If the restriction is not removed, this would result in the removal of the paver walkway and would reduce distance between house and pool decking.

I have included pictures of the yard, the area where the pool would be placed, as shown by the blue and brown tarps. I have also included pictures of the property dimensions as well as pictures of what the Kayak pool looks like.



Re: Variance Application - 2 Westover Drive

From Jason Bebout <jus_me1@yahoo.com>

Date Fri 3/28/2025 10:16 PM

To Ann Marie Townshend <annmarie.townshend@rossitg.com>

cc: Dawn Melson-Williams

In response to the inquiry about the pool height from finished grade as well as the pool fence height, the pool walls will sit a total of 48 inches (4 ft) from finished grade and the attached surrounding fence will stand another 36 inches (3 ft) from the attached surrounding pool decking. The total height from the base of the pool to the top of the attached fence will be 84 inches (7 ft). There is currently a 6 ft tall vinyl fence surrounding the entire back/side yards of the property.

Please feel free to reach out to me with anymore questions/concerns.

Thank You,
Jason Bebout
715-338-6740

[Yahoo Mail: Search, Organize, Conquer](#)

On Fri, Mar 28, 2025 at 14:50, Ann Marie Townshend <annmarie.townshend@rossitg.com> wrote:

Mr. & Mrs. Bebout,

I work with the City of Dover as a planning consultant, and I am reviewing the application you submitted to the Board of Adjustment to install a swimming pool in your yard 12 feet from the side property line.

Would you please be able to provide the height of the pool structure from finished grade to the top of the fence structure?

Please include Dawn Melson-Williams, the City's Principal Planner, on your response. Thank you.

Regards,

Ann Marie Townshend, AICP, CC-P

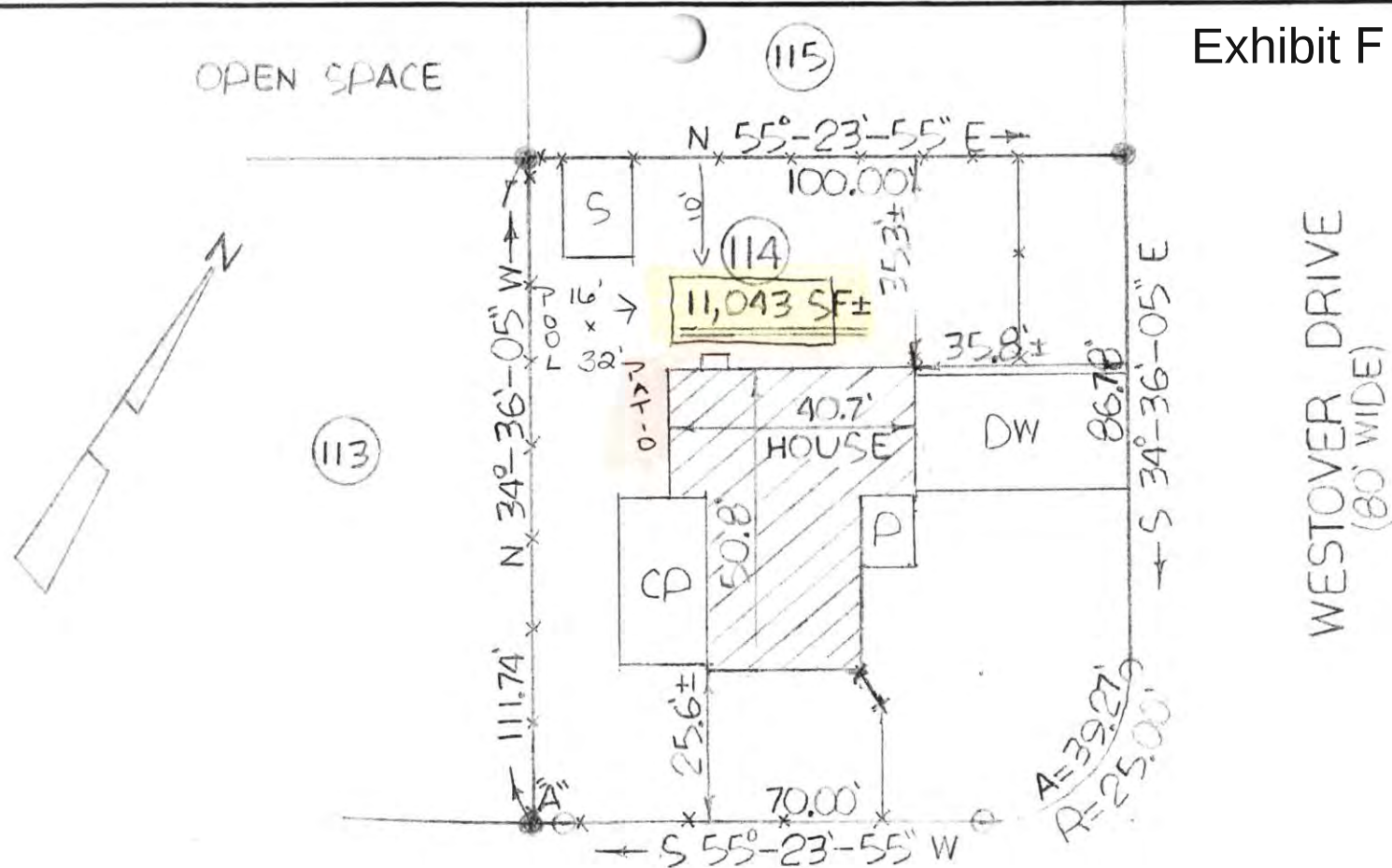
Senior Project Manager

(c) 302.242.0381 (o) 302.672.0093

AnnMarie.Townshend@Rossitg.com

Rossi Group

WBE/DBE/SBE Certified



VILLAGE OF WESTOVER

PLOT BOOK 32, PAGE 50

NORTHDOWN DRIVE
(60' WIDE)

- ⊙ ——— CAPPED IRON BAR/PIPE FOUND
- CP ——— 14.2' x 28.6' CONCRETE PATIO
- DW ——— CONCRETE DRIVEWAY
- P ——— 9.1' x 11.7' PORCH
- S ——— 11.7' x 16.3' SHED
- x — x ——— PVC FENCE

SUBURBAN SURVEY "A"—R=300.00' A=5.00'

2 WESTOVER DRIVE DOVER, DE 19904

TAX PARCEL: ED-05-076.13-02-18.00-000

PAGE & JASON BEBOUT

SCALE: 1" = 30'

APPROVED BY:

DRAWN BY:

DATE: 17 Jul 21

Michael J Adkins

MLA

CITY OF DOVER

KENT COUNTY, DELAWARE

MICHAEL L. ADKINS, P.E. 7529

PO BOX 325, CAMDEN, DE 19934

DRAWING NUMBER

4091

Exhibit G

Planning & Inspections View Map

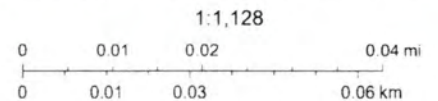


2 Westover Drive

Zoning: RM-1 (Medium Density Residence Zone)

PND (Planned Neighborhood Design)

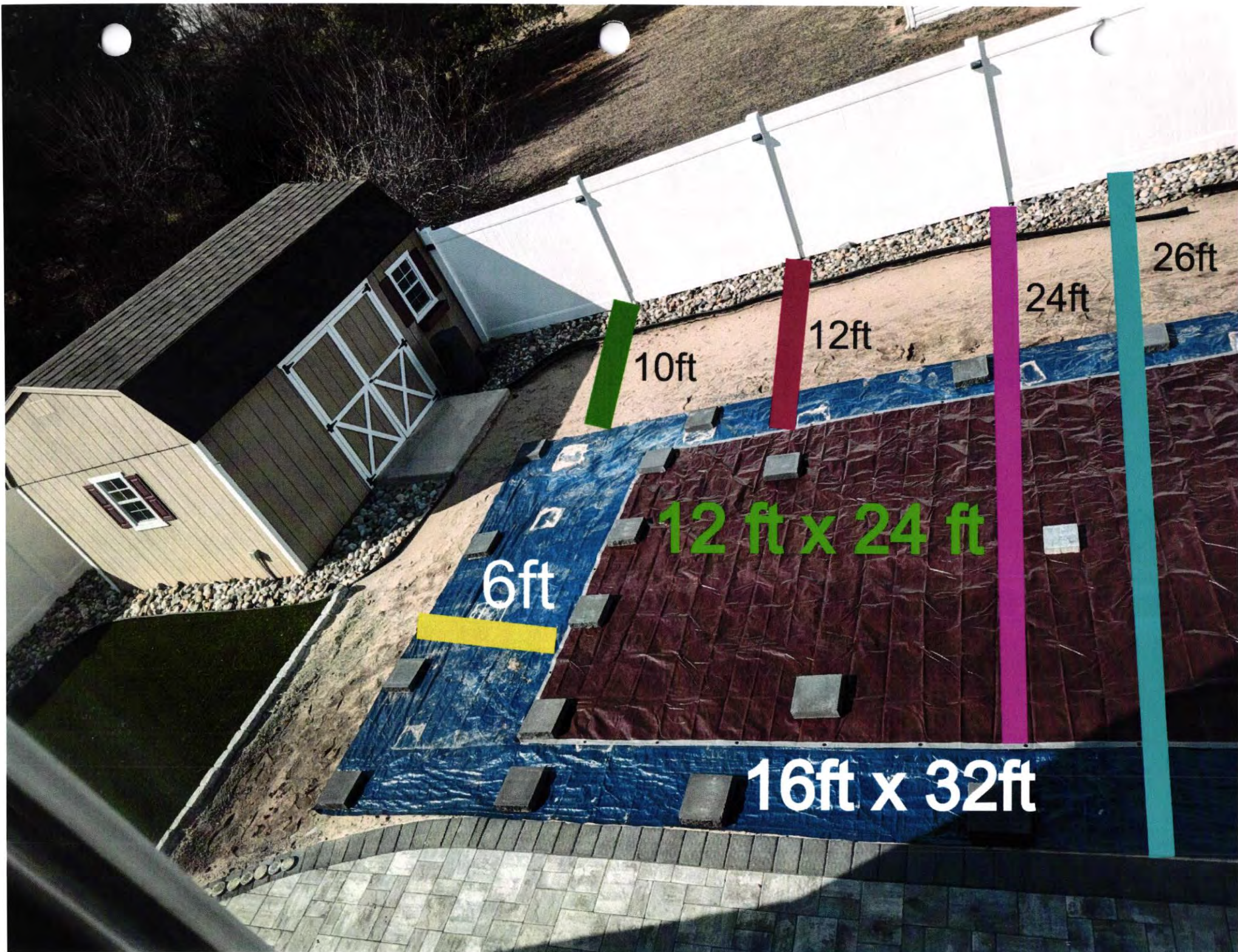
↳ Village of Westover



Maxar, Microsoft







10ft

12ft

24ft

26ft

12 ft x 24 ft

6ft

16ft x 32ft

