

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

**IN RE:       SEA BREEZE, LP**

**Case No. 10764 – 2011**

A hearing was held after due notice on February 28, 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 separation requirement between units in a mobile home park.

Finding of Facts

The Board found that the Applicant was seeking a variance from the required separation distance between units in a mobile home park, south of Route 1, northwest of Atlantic Avenue, Lot E64, Sea Air Mobile City. The Applicant was requesting a 3.8' variance from the required 20' separation distance between units in a mobile home park. After a hearing, the Board made the following findings of fact:

1.     The park was developed in the mid 1960's, and lots are less than 3,800 sq. ft. in size.
2.     The previously existing unit on this lot had to be removed when the roof collapsed during a storm.
3.     The proposed unit will measure 14'x56'.
4.     A proposed shed will measure 8'x12'.
5.     The Board determined that the property was unique in terms of its size, having been established when mobile homes were much smaller, that the lot cannot otherwise be developed without a variance, that there are similar units in the park so as not to alter the essential character of the neighborhood, and that the difficulty being experienced was not created by the Applicant.
6.     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 March 29, 2011.