

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: CMF BAYSIDE, LLC

Case No. 10782 – 2011

A hearing was held after due notice on April 4, 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 special use exception to place a manufactured home type structure and temporary building as a sales office.

Finding of Facts

The Board found that the Applicant was seeking a special use exception to place a manufactured home type structure and temporary building as a sales office, on a parcel south of Route 54 (Lighthouse Road), 700' west of Route 20, Americana Bayside. After a hearing, the Board made the following findings of fact:

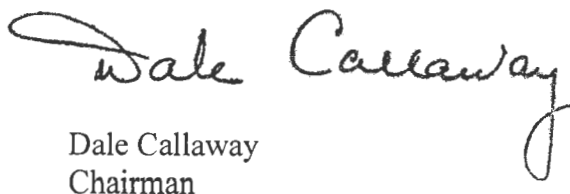
1. The Applicant was requesting an extension of a special use exception approved on two prior occasions. The Applicant wished to continue utilize a manufactured home type structure and a temporary building as a sales office.
2. There are three structures on the property. Resort Quest occupies one building, the property manager's office is in a second building, and the third building is not currently being utilized.
3. The Applicant plans to remove the structures in order to construct commercial pads for future leaseholds pursuant to existing approved plans.
4. Once the commercial pads are constructed, Resort Quest and the property manager will be relocated to an area within the development.
5. The project has been pending for some time, but has slowed considerably as a result of economic conditions. That has led the Applicant to request a time extension of two years in order to complete the previously-approved project.
6. No persons appeared in opposition.

The Board granted the special use exception for a period of two years, finding that it would not affect adversely the uses of neighboring and surrounding properties.

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 May 9, 2011