

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: RYAN HOMES

Case No. 10842 – 2011

A hearing was held after due notice on August 22, 2011. The Board members present were: Mr. John Mills, Mr. Brent Workman and Mr. Jeff Hudson.

Nature of the Proceedings

This is an application for a special use exception for an off-premise sign.

Finding of Facts

The Board found that the Applicant was seeking a special use exception for an off-premise sign on a parcel east of Route 5 (Long Neck Road), approximately 340' north of Route 24 (John J. Williams Highway). After a hearing, the Board made the following findings of fact:

1. The Applicant had a special use exception for the placement of a 4' x8' directional sign in 2009, which has now expired.
2. The original sign was to advertise lots available in a subdivision known as *Long Neck Shores*, and there are approximately 40 lots left unsold.
3. The Applicant believes the sign has been instrumental in its sales, and is therefore requesting an additional two years.
4. The Applicant testified that there is no detriment to surrounding properties from the sign.
5. No parties 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. Mills, Mr. Workman and Mr. Hudson; voting against – none.

BOARD OF ADJUSTMENT
OF SUSSEX COUNTY


John Mills
Vice-Chairman

If the use is not established within one (1) year from the date below the application becomes void.

Date October 18, 2011.