

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

**IN RE: REHOBOTH PROFESSIONAL CTR LLC Case No. 10851 – 2011**

A hearing was held after due notice on September 12, 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 for additional signage.

Finding of Facts

The Board found that the Applicant was seeking a variance for additional signage east of Route 1 (Coastal Highway), 100' west of Rehoboth Avenue Ext. The Applicant was requesting a 47.57' variance for additional wall signage. After a hearing, the Board made the following findings of fact:

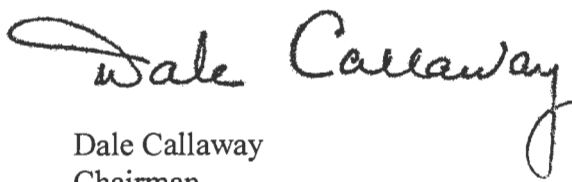
1. The proposed additional signage is for a business which is located along Highway 1, but which cannot be seen from the road.
2. The proposed sign will be visible from the main entrance, and there have been other variances granted for signs on the same property.
3. The Board determined that a practical difficulty existed based upon the location of the building and existing traffic patterns. The property, like other businesses, requires signage, indicating that the additional sign is necessary to enable reasonable use of the property. The additional sign will not alter the essential character of a highly commercial area, the difficulty was not created by the Applicant, and the requested variance is the minimum necessary to afford relief.
4. No persons appeared in opposition.

The Board granted the requested variances.

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 October 18, 2011