

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: DELMARVA CHRISTIAN SERVICE CAMP Case No. 10853 – 2011

A hearing was held after due notice on September 26, 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 multisection manufactured home that is more than five (5) years old.

Finding of Facts

The Board found that the Applicant was seeking a special use exception to place a multi-section manufactured home more than five (5) years old on a parcel west of Road 449, approximately 850' north of Road 450. After a hearing, the Board made the following findings of fact:

1. The Applicant operates a 33 acre camp, and a manufactured home previously located on the property was to house a caretaker.
2. The previous unit has been removed, and the Applicant wishes to place a 1985 unit measuring 14'x70' in the same location, and for the same purpose.
3. James Gorlich appeared in connection with the application. He indicated that he would object if the manufactured home was placed near the road, but would not object to the unit being placed in the same location as the previous one. The Applicant represented that the manufactured home would, in fact, be placed in the same location as the previous one.
4. The application was originally tabled in order to allow the Board's attorney to review the Code sections involved.
5. Upon further consideration, the application was appropriate under the Code sections cited. The Board determined that the proposed use was similar to one carried on for many years, and would not affect other properties.

The Board granted the special use exception, 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 November 8, 2011.