

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: ARTHUR LEE DONOVAN

Case No. 10860 – 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 and a variance from the side yard setback requirement.

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 years old on a parcel northeast of Road 562 (Progress School Road), approximately 300' south of Route 404 (Seashore Highway), together with a variance from side yard setback requirements. The Applicant was requesting the special use exception and a 10' variance from the required 15' side yard setback for an existing pole building. After a hearing, the Board made the following findings of fact:

1. The Applicant plans to attach a manufactured home to an existing dwelling, with a carport serving as the connection.
2. The sections of the dwelling will all have matching siding, and the Applicant has installed a new well and septic system. The stove will be removed from the existing dwelling so as to leave the structure with just one kitchen.
3. But for the age of the new structure, no relief would be necessary.
4. The Applicant indicated that the variance for the pole building was no longer necessary.

The Board granted the special use exception, finding that it would not affect adversely the uses of neighboring and surrounding properties, and denied the variance as unnecessary.

Decision of the Board

Upon motion duly made and seconded, the application was granted for the special use exception and denied for the variance request. 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.