

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: HENLOPEN HOMES, INC.

Case No. 10861 – 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 replace a nonconforming multisection manufactured home.

Finding of Facts

The Board found that the Applicant was seeking a special use exception to replace a non-conforming multi-section manufactured home on a parcel east of Road 619 (Old Shawnee Road), approximately 1,157' south of Road 619A (Bontrager Road). After a hearing, the Board made the following findings of fact:

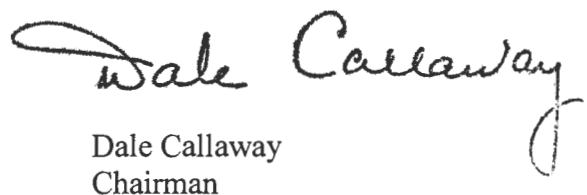
1. The Applicant purchased the property with an existing non-conforming single-wide manufactured home. The tenant recently moved, and the Applicant subsequently removed the 1965 manufactured home, which was beyond repair.
2. The Applicant wishes to replace the previous non-conforming home with a new one, but discovered that a doublewide is not permitted in an MR district. The new structure will be on a block foundation, similar to, and in better condition than, others in the area.
3. The new dwelling will meet all setback requirements.
4. No persons appeared in opposition.

The Board granted the special use exception.

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.