

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

**IN RE: MICHAEL MYERS**

**Case No. 10866 – 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 from the minimum lot size requirement to place a multisection manufactured home.

Finding of Facts

The Board found that the Applicant was seeking a variance from minimum lot size requirements to place a multi-section manufactured home west of Road 18 (Cannon Road), approximately 1,413' south of Road 561 (Wesley Church Road). The Applicant was requesting a 3,303 sq. ft. variance from the required 32,670 sq. ft. minimum lot size requirement to place a manufactured home. After a hearing, the Board made the following findings of fact:

1. The Applicant purchased the property in March 2011, with the understanding that a manufactured home could be placed on the property. According to the Applicant, his real estate agent contacted Planning & Zoning and was given that advice.
2. When the Applicant requested a placement permit he was advised that the lot was too small. He originally attempted to purchase additional property from the adjacent property owner; however, because liens were previously filed against the adjacent property, a transfer was impossible.
3. The old home was in poor condition, and the proposed 28' x 70' structure will improve the area. The Applicant plans to construct a block foundation, and pointed out that the dwelling will not be unlike many others in the area.
4. The Board determined that the difficulty was not created by the Applicant, and that the property cannot otherwise be developed without a variance. The Board determined from photographs of the home that it would not alter the character of the neighborhood, and that the variance was the minimum necessary to afford relief.
5. The Applicant submitted a petition in support of the application. No parties appeared in opposition.

The Board granted the requested variance.

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.