

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

**IN RE:           SEA BREEZE, LP**

**Case No. 10890 – 2011**

A hearing was held after due notice on November 7, 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 from the minimum lot coverage and a variance from the separation requirement between units in a mobile home park.

Finding of Facts

The Board found that the Applicant was seeking a variance from the maximum lot coverage in a mobile home park, and a variance from the required separation distance between units in a mobile home park, south of Route 1 (Coastal Highway), west of Dodd Avenue, Lot G18, Sea Air Village. The Applicant was requesting a 1.18% variance from the 35% maximum lot coverage for a mobile home park, and a 1.5' variance from the required 10' separation distance between sheds in a mobile home park. After a hearing, the Board made the following findings of fact:

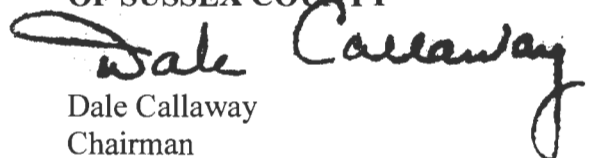
1. The Board approved a variance in August 2010 for the manufactured home. The Applicant now wishes to add a shed.
2. The lot measures 2,897 sq. ft., and is just 40' wide. The park is generally non-conforming, and the variance will enable the placement and use of the shed.
3. There are numerous sheds in the park, and the shed to be placed by the Applicant will not alter the essential character of the neighborhood. The proposed shed will be just 6'x8', one of the smaller sheds in the park. Placement is also limited by structures on other lots, over which the Applicant has no control.
4. The Board determined that the Application met the standards for granting a variance. Lots are small, and the manufactured homes available now are larger than those for which the park was originally designed. The difficulty in placement was not created by the Applicant, and the variance will not alter the essential character of the neighborhood as numerous other variances have been granted. In addition, the size of the dwelling and the small size of the lot dictate in favor of a variance from the lot coverage limit as well.
5. The requested variances are minimal and are the minimum necessary to afford relief, and without the variances the lot would not be able to be used in a reasonable fashion.
6. 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 December 28, 2011