

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

**IN RE: SHARON BUTTERWORTH (Case No. 10904)**

A hearing was held after due notice on December 12, 2011. The Board members present were: Mr. Dale Callaway, Mr. Jeff Hudson, Mr. Ronald McCabe, Mr. John Mills, and Mr. Brent Workman.

Nature of the Proceedings

This is an application for a variance of the separation requirement between units in a mobile home park.

Findings of Fact

The Board found that the Applicant was seeking a variance of 6.6 feet from the 20 foot separation requirement between units in a mobile home park and an 8.8 feet variance from the 20 foot separation requirement between units in a mobile home park. The Applicant has requested that the aforementioned requested variances be granted as it pertains to certain real property located south of Long Neck Road, southeast of Fisherman's Road being Lot 94 within White House Beach, a Mobile Home Park; said property being identified as Sussex County Tax Map Parcel Number 2-34-30.00-6.00 Unit 5749. After a hearing, the Board made the following findings of fact:

1. Sharon Butterworth testified on behalf of the Application.
2. The Board found that the Applicant owns an existing 1974 model mobile home on the Property.
3. The Board found that the Applicant's mobile home was placed in the White House Beach community prior to the placement of her neighbor's mobile home.
4. The Board found that White House Beach now requires all homes therein to have shingled roofs and vinyl siding by 2013.
5. The Board found that the Applicant needs posts surrounding the dwelling to hold up the roof and that the placement of these posts and the eaves of the roof encroach into the separation of mobile homes setback requirement.
6. The Board found that if no variance is granted, the roof of the Applicant's mobile home must be removed.
7. No persons appeared in opposition to the Application.
8. No additional persons appeared in opposition to the Application.
9. Based on the findings above and the testimony presented at the public hearing, the Board determined that the application met the standards for granting a variance. The difficulty was not caused by the Applicants. The changes in community rules requiring the roof and the placement of the neighbor's mobile home have necessitated this variance application. The Property is unique due to the size of the lot and the new roofing requirement in the community. There is no possibility the Property could be developed in strict conformity with the Sussex County zoning ordinances. The variance is necessary for the reasonable use of the Property. The variance would not alter the character of the neighborhood. The variance is the minimum necessary to afford relief.

The Board granted the variance application finding that it met the standards for granting a variance.

Decision of the Board

Upon motion duly made and seconded, the application was granted. The Board Members in favor were Mr. Dale Callaway, Mr. Jeff Hudson, Mr. Ronald McCabe, Mr. John Mills, and Mr. Brent Workman. No Members of the Board voted in opposition to the Application.

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 March 21, 2012.