

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: STEVEN GOLDING AND LINDA GOLDING (Case No. 10935)

A hearing was held after due notice on February 6, 2012. The Board members present were: Mr. Jeff Hudson, Mr. John Mills, Mr. Norman Rickard, and Mr. Brent Workman.

Nature of the Proceedings

This is an application for a special use exception to build a dwelling in a mobile home park.

Findings of Fact

The Board found that the Applicants were seeking a special use exception to build a dwelling in a mobile home park on certain real property located on west of Route 1 (Coastal Highway) south of South Shore Drive Extended off of South Inlet Road, being Lot 67 within Rock Turn Mobile Home Park; said property being identified as Sussex County Tax Map Parcel Number 1-34-2.00-4.00. After a hearing, the Board made the following findings of fact:

1. Steven Golding, Linda Golding, and Adam Rones were present to testify about the Application on behalf of the Applicants.
2. The Board found that the Applicants testified that they purchased the Property with plans to build a dwelling but were unaware that the Property was considered a lot within a mobile home park.
3. The Board found that the Property is located in the Rock Turn Mobile Home Park.
4. The Board found that there are other single family dwellings in the mobile park.
5. The Board found that the proposed dwelling will measure 28 feet by 60 feet and will be a modular home on pilings that will meet all setback requirements.
6. The Board found that Gail Payne, Secretary of the South Short Marina Homeowners Association, testified that the adjacent community maintains the roads leading to the Property and has concerns about the increased traffic. Ms. Payne testified that she did not object to a single story home on pilings and that the Homeowners Association is in favor of the Application.
7. The Board found that Robert Payne testified in opposition to the Application because the approval would set a precedent. Mr. Payne testified that the roads are substandard and lack easy accessibility by fire and rescue companies. He also expressed concerns about the impact on the sewer system.
8. Two (2) persons appeared in opposition to the Application.
9. One (1) person appeared in support of the Application.
10. The Board received a letter from the South Shore Marina Homeowners Association expressing concerns about the Application.
11. 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 special use exception because the use does not substantially affect adversely the uses of adjacent or neighboring properties.

The Board granted the special use exception application finding that it met the standards for granting a special use exception.

Decision of the Board

Upon motion duly made and seconded, the application was granted. The Board Members in favor were Mr. Jeff Hudson, Mr. John Mills, Mr. Norman Rickard, and Mr. Brent Workman. No Board Members voted against 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 22, 2012.