

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: GAP OUTLET (Case No. 10947)

A hearing was held after due notice on February 20, 2012. The Board members present were: Mr. Dale Callaway, Mr. Jeff Hudson, Mr. Norman Rickard, and Mr. Brent Workman.

Nature of the Proceedings

This is an application for variance to allow for an additional wall sign.

Findings of Fact

The Board found that the Applicant was seeking a variance to allow for an additional wall sign. The Applicant has requested that the aforementioned requested variance be granted as it pertains to certain real property located northeast of Route 1 (Coastal Highway) northwest of Route 271 (Holland Glade Road) being within the Tanger Outlets; said property being identified as Sussex County Tax Map Parcel Number 3-34-13.00-325.06. After a hearing, the Board made the following findings of fact:

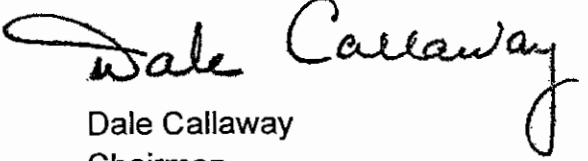
1. Darlene Matthes testified on behalf of the Applicant.
2. The Board found that the Applicant is a clothing store in the Tanger Outlets.
3. The Board found that the Applicant testified that the proposed additional wall sign will measure 3 feet by 9 feet to be located on the rear side of the store and that this sign would be the third sign on the building.
4. The Board found that the Applicant testified that the Property is unique because it has two separate parking areas and can be seen from three sides. Currently, there is no sign on the rear of the building identifying the business.
5. The Board found that the Applicant testified that it can maximize business by adding the proposed sign and that similar signs are located on other similarly situated businesses within Tanger Outlets.
6. The Board found that the Tanger Outlets has submitted a letter of approval of the proposed sign to the Planning & Zoning Department.
7. The Board found that the Applicant testified that the total square footage of all signs on the building does not exceed 150 square feet.
8. The Board found that the Applicant submitted pictures and schematics in support of its Application.
9. No persons appeared in opposition to or in support of the Application.
10. Based on the findings above and the testimony presented at the public hearing and the public record, the Board determined that the application met the standards for granting a variance. The variance sought is the minimum to afford relief and will not alter the essential character of the neighborhood. The variance is needed to enable reasonable use of the property.

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. Norman Rickard, and Mr. Brent Workman. No Member 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