

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

**IN RE: HELEN S. WAITE (Case No. 10958)**

A hearing was held after due notice on April 2, 2012. The Board members present were: Mr. Dale Callaway, 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 operate a bed and breakfast.

Findings of Fact

The Board found that the Applicant was seeking a special use exception to operate a bed and breakfast on certain real property located southeast of Road 266 (New Road) 400 feet northeast of Route 269A (Old Orchard Road); said property being identified as Sussex County Tax Map Parcel Number 3-35-7.00-4.00. After a hearing, the Board made the following findings of fact:

1. Helen Waite was present to testify on behalf of the Application.
2. The Board found that the Applicant testified that she would like to use additional space in her home to operate a bed and breakfast on weekends. The Applicant testified that she has additional space since her children have moved out of the home.
3. The Board found that the Applicant testified that there will be no physical changes to the dwelling.
4. The Board found that the Applicant testified that she will mainly operate the bed and breakfast on weekends only.
5. The Board found that the Applicant testified that the Property consists of four (4) acres and that there is adequate space available for parking. The Applicant further testified that the dwelling sits approximately 200 feet from the road and that there would be no adverse effect to the neighborhood.
6. The Board found that no one appeared in opposition of or in support of the Application.
7. 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. Dale Callaway, 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 April 17, 2012