

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: JAY STANISZEWSKI (Case No. 10985)

A hearing was held after due notice on June 4, 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 place a multi-sectional manufactured home that is more than five (5) years old.

Findings of Fact

The Board found that the Applicant was seeking a special use exception to place a multi-sectional manufactured home that is more than five (5) years old on certain real property located east of Road 42 (South Union Church Road) approximately 770 feet north of Road 609 (Smith Haven Road); said property being identified as Sussex County Tax Map Parcel Number 2-30-30.00-17.00. After a hearing, the Board made the following findings of fact:

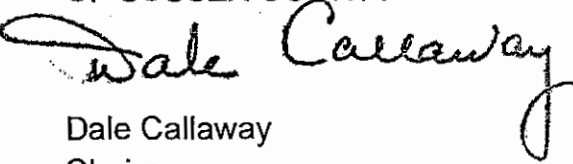
1. Jay Staniszewski was present to testify on behalf of the Application.
2. The Board found that the Applicant testified that he owns a 7.35 acre parcel and wants to relocate his 1999 model double-wide manufactured home to that property.
3. The Board found that the Applicant testified that he can no longer afford the lot rent in the mobile home community where the unit is currently located.
4. The Board found that the Applicant testified that he used to work for the community and lived on the lot at a discounted rate due to his employment but he no longer works for the community.
5. The Board found that the Applicant testified that he has had a septic system designed for the proposed location.
6. The Board found that the Applicant testified that there are other manufactured homes near the Property, a farmhouse is located across the street, and woods are adjacent to one side of the Property.
7. The Board found that the Applicant testified that the use will not substantially adversely affect the surrounding properties.
8. The Board found that no one appeared in opposition to or in support of 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 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 July 3, 2012