

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: MIKE STOUGH AND WANDA STOUGH (Case No. 11003)

A hearing was held after due notice on July 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 variance of the separation between units in a mobile home park requirement.

Findings of Fact

The Board found that the Applicants were seeking a variance of 4.2 feet from the required 20 foot separation between units in a mobile home park requirement for an awning over an existing deck. The Applicants have requested that the aforementioned requested variance be granted as it pertains to certain real property located northeast of Route 1 (Coastal Highway) northeast of Colonial Lane, being Lot 20 within Colonial East a Mobile Home Park; said property being identified as Sussex County Tax Map Parcel Number 3-34-6.00-335.00 Unit 52900. After a hearing, the Board made the following findings of fact:

1. Mike Stough and Link Magee appeared at the hearing and testified on behalf of the Application.
2. The Board found that Mr. Stough testified that the Applicants want to construct an awning over the existing deck.
3. The Board found that Mr. Stough testified the awning will enable reasonable use of the Property.
4. The Board found that Mr. Stough testified there are similar awnings throughout the park.
5. The Board found that Mr. Stough testified that he did not place the manufactured home on the lot but that he received a variance for their existing deck.
6. The Board found that Mr. Stough testified that the awning will not exceed the width of the deck.
7. The Board found that Mr. Stough testified that he chose a silver top awning instead of a temporary awning due to durability concerns.
8. The Board found that Mr. Stough testified the park is in support of the Application.
9. The Board found that Mr. Stough testified that the Applicants will not screen in the awning.
10. The Board found that no parties appeared in opposition to the Application.
11. The Board found that three parties appeared in support of the Application.
12. The Board took the case under advisement and discussed the Application later in the meeting.
13. The Board tabled its decision under the Application until its next hearing on July 16, 2012.
14. On July 16, 2012, the Board discussed the Application.
15. 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 Property is unique. The variance is necessary to enable reasonable use of the Property. The variance will not alter the essential character of the neighborhood. The requested variance is the minimum 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. John Mills, 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 August 7, 2012