

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

### **IN RE: MICHAEL V. ERIXSON (Case No. 11063)**

A hearing was held after due notice on October 1, 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 retain a single wide manufactured home on less than ten (10) acres.

#### **Findings of Fact**

The Board found that the Applicant was seeking a special use exception to retain a manufactured home on property with less than ten (10) acres. The Applicant has requested that the aforementioned requested special use exception be granted as it pertains to certain real property located northeast of Route 13A (Seaford Road) approximately 500 feet north of Road 485A (Easter Lane); said property being identified as Sussex County Tax Map Parcel Number 1-32-7.00-5.00. After a hearing, the Board made the following findings of fact:

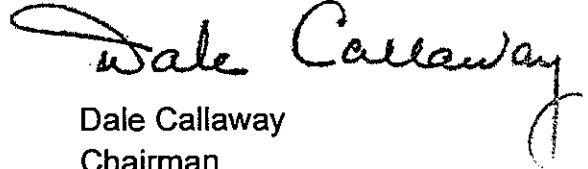
1. Michael Erixson was sworn in and testified on behalf of the Application.
2. The Board found that Mr. Erixson testified that he is purchasing 2 acres of an existing 13 acre parcel.
3. The Board found that Mr. Erixson testified that the manufactured home will remain on the 2 acre parcel.
4. The Board found that Mr. Erixson testified that the manufactured home is compliant with all setback requirements.
5. The Board found that Mr. Erixson testified that the 1986 manufactured home has been on the Property for 4 years.
6. The Board found that Mr. Erixson testified that he plans to build a dwelling within the next 4 years.
7. The Board found that Mr. Erixson testified that the manufactured home will not adversely affect the surrounding and adjacent properties.
8. The Board found that no parties appeared in opposition to the Application.
9. The Board found that two (2) parties appeared 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 special use exception. The proposed use does not substantially affect adversely the uses of the adjacent and neighboring properties.

The Board approved 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 approved. The Board Members voting to approve the Application were Mr. Dale Callaway, Mr. Jeff Hudson, Mr. John Mills, and Mr. Norman Rickard. No Member voted against the Motion to Approve 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 November 7, 2012