

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY
IN RE: ZOE MINISTRIES / YOLANDA SCHLABACH (Case No. 11068)

A hearing was held after due notice on October 15, 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 use a dwelling as residential maternity housing.

Findings of Fact

The Board found that the Applicant was seeking a special use exception to use an existing dwelling as residential maternity housing. The Applicant has requested that the aforementioned requested special use exception be granted as it pertains to certain real property located southwest of Route 48 (Zoar Road) approximately 510 feet northwest of Penn Central Railroad; said property being identified as Sussex County Tax Map Parcel Number 1-33-2.00-83.00. After a hearing, the Board made the following findings of fact:

1. Yolanda Schlabach was sworn in and testified on behalf of the Applicant.
2. The Board found that Ms. Schlabach testified that the Applicant seeks to use an existing bed and breakfast for residential maternity housing.
3. The Board found that Ms. Schlabach testified that the proposed use will provide housing for homeless pregnant women from the ages of 18 years old to 26 years old.
4. The Board found that Ms. Schlabach testified that the home will provide professional counseling, schooling and transportation to and from doctor appointments.
5. The Board found that Ms. Schlabach testified that the Applicant will provide housing for up to six (6) women at one time.
6. The Board found that Ms. Schlabach testified that there will be a house parent on the premises at all times.
7. The Board found that Ms. Schlabach testified that the women are eligible to stay in the home up to twelve (12) weeks after childbirth.
8. The Board found that Ms. Schlabach testified that there will be no other children in the home.
9. The Board found that Ms. Schlabach testified that there is adequate parking available.
10. The Board found that Ms. Schlabach testified that there will be no medical staff on site.
11. The Board found that Ms. Schlabach testified that there is a great need in Sussex County for this service.
12. The Board found that Ms. Schlabach testified that the use will not substantially adversely affect the surrounding properties.
13. The Board found that Ms. Schlabach testified that there will be less traffic to the site than the current bed and breakfast as currently there are three (3) to five (5) vehicles at the site at any given time.
14. The Board found that Ms. Schlabach testified that, with the proposed use, she expects no more than three (3) vehicles on site at any given time.
15. The Board found that eleven (11) parties appeared in support of the Application.
16. The Board found that no parties appeared in opposition to the Application.
17. 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

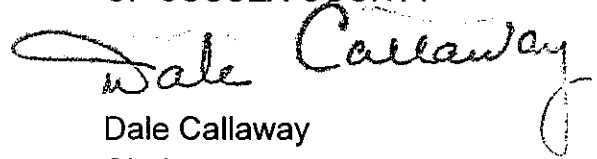
standards for granting a special use exception. The proposed use does not substantially affect adversely the uses of the adjacent and neighboring properties.

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.