

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: DORIS HAGANS (Case No. 11089)

A hearing was held after due notice on November 5, 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 daycare facility.

Findings of Fact

The Board found that the Applicant was seeking a special use exception to operate a daycare facility. The Applicant has requested that the aforementioned requested special use exception be granted as it pertains to certain real property located southwest of Road 262 (Fisher Road) northwest of Springside Drive, being Lot 41 within Cool Spring Farms development; said property being identified as Sussex County Tax Map Parcel Number 3-34-10.00-60.00. After a hearing, the Board made the following findings of fact:

1. Doris Hagens was sworn in and testified on behalf of the Application.
2. The Board found that Ms. Hagens testified that she has been licensed as a Level 1 daycare provider and currently runs a daycare on the Property.
3. The Board found that Ms. Hagens testified that she has operated the daycare for three (3) years.
4. The Board found that Ms. Hagens testified that she wants to become a Level 2 daycare provider and care for more children.
5. The Board found that Ms. Hagens testified that her hours of operation are Monday through Friday from 6:00 a.m. to 11:00 p.m.
6. The Board found that Ms. Hagens testified that the ages of children at the daycare range from 1 year to 12 years old.
7. The Board found that Ms. Hagens testified that there is adequate parking on site available.
8. The Board found that Ms. Hagens testified that she has a large fenced in yard and play area.
9. The Board found that Ms. Hagens testified that she will be able to care for up to 15 children over two different shifts.
10. The Board found that Ms. Hagens testified that not all 15 children will be at the daycare at the same time.
11. The Board found that Ms. Hagens testified that the adjacent properties are currently vacant.
12. The Board found that no parties appeared in support of or in opposition to the Application.
13. 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 December 11, 2012.