

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: CAPE HENLOPEN SCHOOL DISTRICT (Case No. 11182)

A hearing was held after due notice on April 1, 2013. 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 manufactured home type structure for an IT Department for a period of five (5) years.

Findings of Fact

The Board found that the Applicant was seeking a special use exception to retain a manufactured home type structure for an IT Department for a period of five (5) years on certain real property located northwest of Kings Highway and across from Road 267 (Gills Neck Road); said property being identified as Sussex County Tax Map Parcel Number 3-35-8.00-34.00. After a hearing, the Board made the following findings of fact:

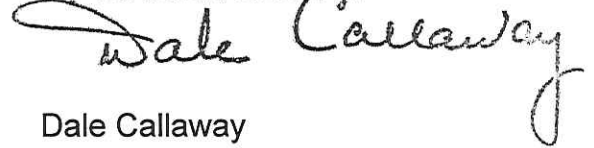
1. Brian Bassett, Director of Administrative Services for the Applicant, was sworn in to testify about the Application.
2. The Board found that Mr. Bassett testified that the unit has recently been remodeled with a new roof and siding and that the unit cannot be seen from the road.
3. The Board found that Mr. Bassett testified that the unit is used for 13 to 14 IT staff members.
4. The Board found that Mr. Bassett testified that in June 2013 the decision will be made whether additional office space will be constructed.
5. The Board found that Mr. Bassett testified that the district is growing very quickly and the IT department is growing quickly as well due to the use of smart boards and laptops.
6. The Board found that Mr. Bassett testified that the plan is to remove all modular classrooms and offices throughout the district.
7. The Board found that Mr. Bassett testified that the unit has been on the Property since 2000 and is on a permanent foundation.
8. The Board found that Mr. Bassett testified that he was not aware the approval from 2008 had expired.
9. The Board found that Mr. Bassett testified that the District and the Town of Lewes own adjacent properties and that there are no residential properties adjacent to the site.
10. The Board found that Mr. Bassett testified that the use does not have an adverse affect to the surrounding properties.
11. The Board found that no one appeared in opposition to or in support of the Application.
12. 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 for a period of five (5) years 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 for a period of five (5) years. 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

A handwritten signature in cursive script that reads "Dale Callaway". The signature is written in dark ink and is positioned to the right of the printed name and title.

Dale Callaway
Chairman

If the use is not established within one (1) year from the date below the application becomes void.

Date May 7, 2013.