

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: STEVEN CROPPER

(Case No. 11183)

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 as a sales office 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 as a sales office for a period of five (5) years. This application pertains to certain real property located east of Route 113 (DuPont Boulevard) approximately 1,575 feet north of Road 400 (McCabe Road); said property being identified as Sussex County Tax Map Parcel Number 5-33-9.00-45.03. After a hearing, the Board made the following findings of fact:

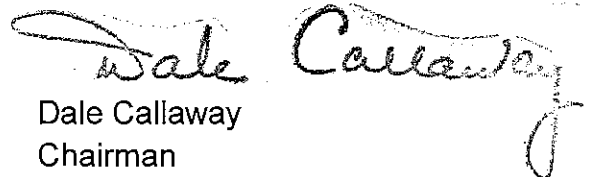
1. Steven Cropper was sworn in to testify on behalf of the Application.
2. The Board found that Mr. Cropper testified that the unit has been on the Property since 1988 and that he operates an auto sales and printing company from the Property.
3. The Board found that Mr. Cropper testified that he uses the unit for an office.
4. The Board found that Mr. Cropper testified that the Delaware Department of Transportation ("DelDOT") has approved the ingress / egress to and from the Property but DelDOT is studying possible routes which could impact the Property.
5. The Board found that Mr. Cropper testified that one DelDOT proposal has an exit ramp being placed on the site.
6. The Board found that Mr. Cropper testified that, due to the uncertainty regarding DelDOT's plans which may impact his business by restricting access, he is hesitant at this time to construct a permanent structure.
7. The Board found that Mr. Cropper testified that all signs on the Property are in compliance as they advertise on-site businesses only.
8. The Board found that the Office of Planning & Zoning received one (1) letter of no objection to the Application.
9. The Board found that no parties appeared in support of or in opposition to the Application.
10. 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 as the business on the Property has been in operation since 1988.

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 special use exception 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 Motion to approve the special use exception 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 May 1, 2013.