

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: TONY HUDSON

(Case No. 11213)

A hearing was held after due notice on May 20, 2013. The Board members present were: Mr. Dale Callaway, Mr. Jeff Hudson, Mr. John Mills, and Mr. Brent Workman.

Nature of the Proceedings

This is an application for a special use exception to place a multi-sectional home that is more than five (5) years old.

Findings of Fact

The Board found that the Applicant was seeking a special use exception to place a multi-sectional home that is more than five (5) years old. The Applicant has requested that the aforementioned requested special use exception be granted as it pertains to certain real property located west of Shortly Road north of Bull Pine Road; said property being identified as Sussex County Tax Map Parcel Number 1-35-22.00-34.01. After a hearing, the Board made the following findings of fact:

1. Chad Hudson was sworn in to testify about the Application.
2. The Board found that Mr. Hudson submitted exhibits to the Board to review.
3. The Board found that Mr. Hudson testified that the proposed 1998 manufactured home measures twenty four (24) feet by sixty (60) feet.
4. The Board found that Mr. Hudson testified that the lot is wooded.
5. The Board found that Mr. Hudson testified that the unit will not be seen from the road as it will be approximately six hundred (600) feet from the road.
6. The Board found that Mr. Hudson testified that there are other manufactured homes in the area, including some lots which have older homes.
7. The Board found that Mr. Hudson testified that there is a horse farm on an adjacent property.
8. The Board found that Mr. Hudson testified that the Property contains five (5) acres.
9. The Board found that Mr. Hudson testified that the manufactured home will not adversely affect the surrounding properties.
10. The Board found that seven (7) parties appeared in support of the Application.
11. The Board found that no parties appeared in opposition to the Application.
12. 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 because 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. Brent Workman. 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 June 18, 2013.