

**BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY**

**IN RE: BOYS & GIRLS CLUB OF DELAWARE**

**(Case No. 11266)**

A hearing was held after due notice on September 23, 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 classroom 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 classroom for a period of five (5) years. The Applicant has requested that the aforementioned requested special use exception be granted as it pertains to certain real property southwest of Route 297 (Oak Orchard Road) 425 feet southeast of Route 24 (John J. Williams Highway); said property being identified as Sussex County Tax Map Parcel Number 2-34-29.00-69.06. After a hearing, the Board made the following findings of fact:

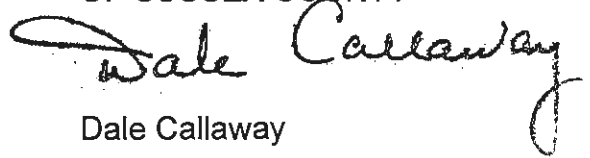
1. Millie Charnick was sworn in to testify on behalf of the Application.
2. The Board found that Ms. Charnick testified that the Board granted a special use exception in September 2008 for the manufactured home classroom.
3. The Board found that Ms. Charnick testified that the classroom has been a great asset to the center.
4. The Board found that Ms. Charnick testified that the classroom is used for quiet home work area and prevention programs.
5. The Board found that Ms. Charnick testified that they have added vinyl siding and a shingled roof to the structure.
6. The Board found that Ms. Charnick testified that they care for eighty seven (87) children at the facility and provide homework help to those students.
7. The Board found that Ms. Charnick testified that the original plan was to construct an addition.
8. The Board found that Ms. Charnick testified that the Applicant currently does not have the funding to construct an addition.
9. The Board found that Ms. Charnick testified that there have been no complaints about the facility.
10. The Board found that Ms. Charnick submitted photographs of the Property to the Board.
11. The Board found that no parties appeared in support of or 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 use does not substantially affect adversely the uses of neighboring and adjacent properties. The special use exception was granted for a period of five (5) years.

The Board approved 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 approved for a period of five (5) years. The Board Members voting to approve the Application were Mr. Dale Callaway, Mr. Jeff Hudson, Mr. John Mills, Mr. Norman Rickard, 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.

A placement permit must be obtained before  
The manufactured home is placed on the property.

Date November 5, 2013.