

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

**IN RE: RODNEY WILSON, SR. & GERALDINE WILSON**

**(Case No. 11270)**

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 place a multi-sectional home that is more than five (5) years old.

Findings of Fact

The Board found that the Applicants were seeking a special use exception to place a multi-sectional home that is more than five (5) years old. The Applicants have requested that the aforementioned requested special use exception be granted as it pertains to certain real property west of Road 249 (Shingle Point Road) approximately 816 feet north of Road 253 (Briarwood Road); said property being identified as Sussex County Tax Map Parcel Number 1-35-11.00-50.03. After a hearing, the Board made the following findings of fact:

1. Rodney Wilson and Geraldine Wilson were sworn in to testify on behalf of the Application.
2. The Board found that Mr. Wilson testified that the existing stick-built dwelling needs to be torn down due to the termite damage.
3. The Board found that Mr. Wilson testified that the Applicants want to replace the dwelling with a 1994 manufactured home that measures twenty eight (28) feet by forty four (44) feet.
4. The Board found that Mr. Wilson submitted pictures of the old dwelling.
5. The Board found that Mr. Wilson testified that the proposed unit is in excellent shape.
6. The Board found that Mr. Wilson testified that the Applicants intend to place the dwelling on a foundation at some point and that the Applicants will put skirting around the house.
7. The Board found that Mr. Wilson testified that the Applicants will connect to the existing septic system and well.
8. The Board found that Mr. Wilson testified that the Property is surrounded by farmland and family.
9. The Board found that Mr. Wilson testified that there are other manufactured homes in the area.
10. The Board found that no parties appeared in support of or in opposition to the Application.
11. 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 neighboring and adjacent 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, 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*

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.