

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: NEAREEN WESTON

(Case No. 11314)

A hearing was held after due notice on January 6, 2014. The Board members present were: Mr. Dale Callaway, Mr. Jeff Hudson, Mr. John Mills, and Mr. Norman Rickard.

Nature of the Proceedings

This is an application for a special use exception to operate a daycare facility.

Findings of Fact

The Board found that the Applicant was seeking a special use exception to operate a daycare facility. This application pertains to certain real property located north of Road 544 (Hearn's Pond Road) approximately 210 feet east of Road 546 (Conrail Road).; said property being identified as Sussex County Tax Map Parcel Number 3-31-3.00-127.04. After a hearing, the Board made the following findings of fact:

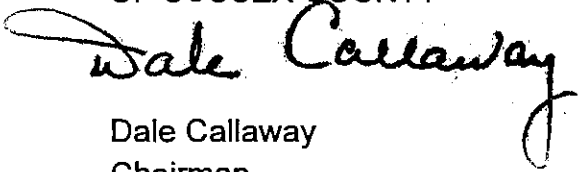
1. Neareen Weston was sworn in to testify on behalf of the Application.
2. The Board found that Ms. Weston testified that she plans to expand her existing daycare from six (6) children to nine (9) children.
3. The Board found that Ms. Weston testified that her hours of operation are 6:30 a.m. to 9:30 p.m., Monday through Friday.
4. The Board found that Ms. Weston testified that the ages of the children are eight (8) weeks old to seven (7) years old.
5. The Board found that Ms. Weston testified that there has not been, nor will there be, any adverse effect to the surrounding or adjacent properties.
6. The Board found that Ms. Weston testified that there is a vacant dwelling and transfer station in the neighborhood.
7. The Board found that Ms. Weston testified that there is adequate parking on the Property for the daycare.
8. The Board found that Ms. Weston testified that the backyard will be enclosed by a fence.
9. The Board found that Ms. Weston testified that she will obtain all required State agency approvals.
10. The Board found that one (1) party 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, 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 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 approved. The Board Members in favor were Mr. Dale Callaway, Mr. Jeff Hudson, Mr. John Mills, and Mr. Norman Rickard. 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 February 18, 2014.