

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

**IN RE: MARIA VICTORIA MAZZELLA**

**(Case No. 11348)**

A hearing was held after due notice on March 24, 2014. 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 Applicant was seeking a special use exception to place a multi-sectional home that is more than five (5) years old. This application pertains to certain real property located north of Road 472 (Phillips Hill Road) approximately 620 feet west of Road 436 (Pusey's Road), Delaware; said property being identified as Sussex County Tax Map Parcel Number 1-33-22.00-2.01. After a hearing, the Board made the following findings of fact:

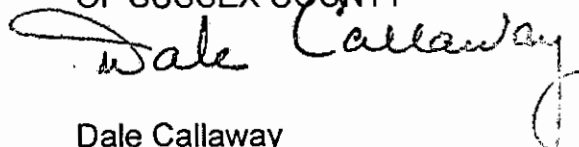
1. Maria Mazella and Mario Laz were sworn in to testify about the Application.
2. The Board found that Mr. Laz testified that the Applicant's brother would like to move his 1999 double-wide manufactured home to the Property.
3. The Board found that Mr. Laz testified that the Property is approved for a septic system and that the Property is 2.6 acres in size.
4. The Board found that Mr. Laz testified that the Applicant's brother will care for the Property.
5. The Board found that Mr. Laz testified that the Property is vacant and not farmed.
6. The Board found that Mr. Laz testified that the manufactured home is in good condition.
7. The Board found that Mr. Laz testified that the unit will be on a block foundation.
8. The Board found that Mr. Laz testified that the closest home is over 300 feet away and that there are not many homes in the neighborhood.
9. The Board found that Mr. Laz testified that the unit will be placed towards the rear of the Property.
10. The Board found that no parties appeared in support of or in opposition to the Application.
11. The Board voted unanimously to leave the record open to allow the Applicant to submit to the Board a picture of the proposed manufactured home.
12. On April 7, 2014, the Board reviewed the photos submitted by the Applicant and discussed the Application.
13. Based on the findings above and the testimony and evidence 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 adjacent or neighboring properties.

The Board granted the special use exception application finding that it met the standard 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, 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.

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

Date May 6, 2014