

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

### **IN RE: HUNTERS WALK LEWES, LLC**

**(Case No. 11364)**

A hearing was held after due notice on April 14, 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 manufactured home type structure for a temporary sales office.

#### Findings of Fact

The Board found that the Applicant was seeking a special use exception to place a manufactured home type structure for a temporary sales office. This application pertains to certain real property located east of Kings Highway (Road 268) 350 feet south of Dartmouth Drive, 1,100 feet north of Route One (Coastal Highway); said property being identified as Sussex County Tax Map Parcel Number 3-34-6.00-66.09. After a hearing, the Board made the following findings of fact:

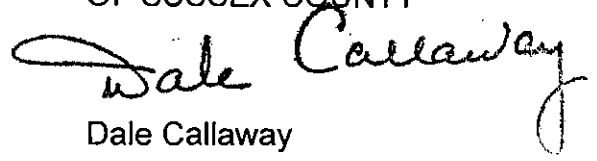
1. Benjamin Gordy was sworn in to testify about the Application.
2. The Board found that Mr. Gordy submitted exhibits for the Board to review.
3. The Board found that Mr. Gordy testified that the Property is located off of Kings Highway and consists of 2.3 acres.
4. The Board found that Mr. Gordy testified that the Property is zoned commercial.
5. The Board found that Mr. Gordy testified that the unit will be used for a temporary sales office for a 144 unit apartment building complex that has been approved.
6. The Board found that Mr. Gordy testified that the unit will measure twelve (12) feet by sixty (60) feet and will comply with all setback requirements.
7. The Board found that Mr. Gordy testified that there will be five (5) parking spaces available.
8. The Board found that Mr. Gordy testified that a permanent sales office will be located in the proposed clubhouse.
9. The Board found that Mr. Gordy testified that the Applicant plans to use the unit for approximately six (6) months while the permanent sales office is constructed.
10. The Board found that Mr. Gordy testified that the surrounding properties are commercial properties.
11. The Board found that Mr. Gordy testified that the use will not substantially adversely affect the uses of the surrounding and adjacent neighboring properties.
12. The Board found that no parties appeared in support of or in opposition to the Application.
13. Based on the findings above and the testimony and exhibits 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 approval was granted for a period of one (1) year.

The Board granted the special use exception application for a period of one (1) year 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 for a period of one (1) year. 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 20, 2014