

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: SANDCAP, LLC

(Case No. 11373)

A hearing was held after due notice on April 7, 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 south of Route One (Coastal Highway) 2,000 feet southwest of the top of the Route One over pass bridge and across from Road 266B (Nassau Road) and being located in Sandbar Village Development; said property being identified as Sussex County Tax Map Parcel Number 3-34-5.00-137.00. After a hearing, the Board made the following findings of fact:

1. The Board found that the Office of Planning & Zoning received no letters regarding to the Application.
2. James Baldo was sworn in to testify about the Application.
3. The Board found that Mr. Baldo submitted exhibits to the Board to review.
4. The Board found that Mr. Baldo testified that the proposed unit will be placed adjacent to the main entrance and in the corner of the large parking lot.
5. The Board found that Mr. Baldo testified that the proposed unit measures twelve (12) feet by twenty-four (24) feet.
6. The Board found that Mr. Baldo testified that the unit will have landscaping and will be removed once the sales office is constructed.
7. The Board found that Mr. Baldo testified that the unit will not be needed for more than one (1) year.
8. The Board found that Mr. Baldo testified that there are other businesses in the area.
9. The Board found that Mr. Baldo testified that most of the nearby properties along Route 1 were previously residences and are now commercial properties.
10. The Board found that Mr. Baldo testified that the use will not substantially adversely affect the uses of the adjacent and neighboring properties.
11. The Board found that Mr. Baldo testified that the Applicant plans to be a good neighbor.
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 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 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 standards 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 6, 2014