

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: ANDREW HUNNICUTT

(Case No. 11400)

A hearing was held after due notice on June 2, 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 manufactured home type structure that is more than five (5) years old.

Findings of Fact

The Board found that the Applicant was seeking for a special use exception to place a multi-sectional manufactured home type structure that is more than five (5) years old. The Applicant has requested that the aforementioned requested special use exception be granted as it pertains to certain real property located north of Road 231 (Reynolds Pond Road) 400 feet east of Road 212 (Cedar Creek Road); said property being identified as Sussex County Tax Map Parcel Number 2-35-7.00-23.14. After a hearing, the Board made the following findings of fact:

1. The Board found that the Office of Planning & Zoning received no correspondence in support of or in opposition to the Application.
2. Andrew Hunnicutt was sworn in to testify on behalf of the Application.
3. The Board found that Mr. Hunnicutt submitted exhibits to the Board to review.
4. The Board found that Mr. Hunnicutt testified that he intends to purchase the Property pending approval of the Board of this special use exception.
5. The Board found that Mr. Hunnicutt testified that he owns the 2002 manufactured home he plans to place on the Property.
6. The Board found that Mr. Hunnicutt testified that the proposed unit will not substantially adversely affect the uses of neighboring and adjacent properties.
7. The Board found that Mr. Hunnicutt testified that there are similar homes in the area and that the unit will fit with the character of the neighborhood.
8. The Board found that Mr. Hunnicutt testified that the unit will comply with Sussex County requirements.
9. The Board found that one (1) party appeared in support of the Application.
10. The Board found that no parties appeared in opposition to the Application.
11. 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. The proposed use will not substantially affect adversely the uses of neighboring and adjacent properties. The Applicant demonstrated that the proposed unit will be similar to other units in the neighborhood and that the unit will fit with the character of the neighborhood. Pictures of the unit submitted by the Applicant further demonstrate that the unit is in good aesthetic condition. No evidence was presented that the proposed use would 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
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 July 22, 2014