

DALE A. CALLAWAY, CHAIRMAN  
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JOHN M. MILLS  
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# Sussex County Board of Adjustment

## REVISED AGENDA

JANUARY 9, 2017

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for November 7, 2016

### Approval of Finding of Facts for November 7, 2016

### Public Hearings

**Case No. 11898 – Michael Jahnigen** seeks a variance from the minimum lot width requirement for a parcel (Section 115-194B(2) of the Sussex County Zoning Code). The property is located on the northeast side of Pepper Creek Rd. and north of Dogwood Dr. 911 Address: 30909 Pepper Creek Rd., Dagsboro. Zoning District: AR-1. Tax Map: 134-6.00-12.00

**Case No. 11899 – Timothy J. and Laurie A. Long** seek variances from the front yard setbacks (Sections 115-82B and 115-182D of the Sussex County Zoning Code). The property is located on the north side of Lighthouse Rd. approximately 450 ft. east of Coastal Hwy. (Rt. 1). 911 Address: 37573 Lighthouse Rd., Fenwick Island. Zoning District: C-1. Tax Map: 134-23.20-147.00

**Case No. 11900 – Rodney and Beverly Mears** seek a special use exception for an assisted living facility (Sections 115-23C(4) and 115-210(3)(d) of the Sussex County Zoning Code). The property is located on the northeast corner of Paradise Rd. and Persimmon Tree Ln. 911 Address: 21311 Paradise Rd., Georgetown. Zoning District: AR-1. Tax Map: 133-9.00-19.01

**Case No. 11901 – Mary L. Harrington** seek a variance from the front yard setback (Section 115-34B and 115-182D of the Sussex County Zoning Code). The property is located on the east side of Keen Wik Rd. approximately 672 ft. south of Cedar Rd. 911 Address: 38193 Keen Wik Rd., Selbyville. Zoning District: MR. Tax Map: 533-20.09-68.01



**Case No. 11902 – Janet S. Weisman** seeks a variance from the side yard setback (Section 115-25C of the Sussex County Zoning Code). The property is located on the east side of Pebble Dr. approximately 1,156 ft. north of Thorogoods Rd. 911 Address: 118 Pebble Dr., Dagsboro. Zoning District: AR-1. Tax Map: 233-6.00-163.00

**Case No. 11903 – Anne & Michael Harding** seek a special use exception to place a manufactured home type structure for a medical hardship (Sections 115-23A and 115-210A of the Sussex County Zoning Code). The property is located on the east side of Hollyville Rd. approximately 1,179 ft. south of Mount Joy Rd. 911 Address: 26265 Hollyville Rd., Millsboro. Zoning District: AR-1. Tax Map: 234-21.00-169.01

**Old Business**

**Case No. 11894 – Joseph F. Donohoe and Cynthia C. Donohoe** seeks variances from the front yard setback (Section 115-50D of the Sussex County Zoning Code). The property is located on the south side of Bayside Dr. approximately 590 ft. south of Oceanside Dr. 911 Address: 36899 Bayside Dr., Fenwick Island. Zoning District: HR-2. Tax Map: 134-22.00-50.00

**Case No. 11896 – James Truitt Farm, LLC** seeks a special use exception for an assisted living facility (Sections 115-32C and 115-210A(3)(d) of the Sussex County Zoning Code). The property is located on the north side of Shuttle Rd. approximately 0.2 mile west of Coastal Hwy. (Rt. 1). 911 Address: 20054 Shuttle Rd., Rehoboth Beach. Zoning District: MR. Tax Map: 334-19.00-3.00

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Board of Adjustment meetings can be monitored on the internet at  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 14, 2016, at 11:11 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

Revised: December 20, 2016 (to include Old Business Case No's. 11894 and 11896)

Revised: December 20, 2016 (to include Approval of Minutes and Finding of Facts for November 7, 2016)

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