

DALE A. CALLAWAY, CHAIRMAN  
JEFFREY M. HUDSON  
JOHN M. MILLS  
NORMAN C. RICKARD  
E. BRENT WORKMAN



2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DE 19947  
(302) 855-7878 T  
(302) 854-5079 F  
sussexcountyde.gov

# Sussex County Board of Adjustment

## REVISED AGENDA

JANUARY 23, 2017

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Finding of Facts for November 21, 2016

### Approval of Minutes for November 21, 2016

### Approval of Finding of Facts for December 12, 2016

### Approval of Minutes for December 12, 2016

### Public Hearings

**Case No. 11904 – David & Heather Goodrich** seek variances from the front yard and side yard setbacks (Sections 115-82B and 115-182D of the Sussex County Zoning Code). The property is located on the south side of Delaware Ave. approximately 130 ft. east of Coastal Hwy. (Rt. 1). 911 Address: None Available. Zoning District: C-1. Tax Map: 134-23.20-137.00

**Case No. 11905 – Ryan and Cynthia Mitchell** seek a variance from the rear yard setback (Section 115-25C of the Sussex County Zoning Code). The property is located on the north side of Gum Rd. approximately 566 ft. west of Roxana Rd. 911 Address: 36215 Little Creek Ln., Frankford. Zoning District: AR-1. Tax Map: 533-10.00-46.02

**Case No. 11906 – Delaware Electric Cooperative, Inc.** seeks a variance from the front yard setback (Section 115-82B of the Sussex County Zoning Code). The property is located on the west side of Sussex Hwy. (Rt. 13), east side of Cart Branch Rd. and north side of Adams Rd. 911 Address: None Available. Zoning District: C-1. Tax Map: 530-14.00-16.00 & 18.01



**Case No. 11907 – Edward L. Cline, Sr.** seek variances from the side yard and rear setbacks (Section 115-185F of the Sussex County Zoning Code). The property is located on the southwest side of Woodland Cir. across from Holly Way E. 911 Address: 33359 Woodland Circle, Lewes. Zoning District: AR-1. Tax Map: 234-12.17-154.00

**Case No. 11908 – N. Curtis Walls / Travis W. Walls** seek a special use exception to use a manufactured home type structure for an office (Sections 115-23A and 115-210A(1) of the Sussex County Zoning Code). The property is located on the east side of Clendaniel Pond Rd. approximately 636 ft. north of Fleatown Rd. 911 Address: 9483 Clendaniel Pond Rd., Lincoln. Zoning District: AR-1. Tax Map: 230-13.00-148.00

**Case No. 11909 – Frank Proctor** seeks a variance from the separation requirement between units (Section 115-188E(2) of the Sussex County Zoning Code). The property is located on the north side of Ocean Vista Dr. in the Bayville Shores development. 911 Address: 38331 Ocean Vista Dr., Selbyville. Zoning District: HR-1-RPC. Tax Map: 533-13.00-2.00

**Case No. 11910 – Rev. Marcelin Lesly** seeks a special use exception to use a manufactured home type structure for a classroom (Sections 115-23A and 115-210A(1) of the Sussex County Zoning Code). The property is located on the south side of Seashore Hwy. approximately 1.8 miles east of Rum Bridge Rd. 911 Address: 16526 Seashore Hwy., Georgetown. Zoning District: AR-1. Tax Map: 231-7.00-30.04

**Case No. 11911 – Schell Brothers, LLC** seeks a variance from the front yard setback (Section 115-34B of the Sussex County Zoning Code). The property is located on the north side of Ivory Gull Way approximately 414 ft. east of Tributary Blvd. in Peninsula Lakes. 911 Address: 32252 Ivory Gull Way, Millsboro. Zoning District: MR-RPC. Tax Map: 234-29.00-1286.00

### 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

**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

\*\*\*\*\*

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

\*\*\*\*\*

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 6, 2017, at 9:48 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: January 10, 2017 (to include Approval of Finding of Facts and Minutes for November 21, 2016 and December 12, 2016 and Old Business Case Nos. 11894, 11896, 11900, and 11901)

####