

DALE A. CALLAWAY, CHAIRMAN
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Sussex County Board of Adjustment

REVISED AGENDA

FEBRUARY 20, 2017

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for January 9, 2017

Approval of Finding of Facts for January 9, 2017

Public Hearings

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. 11913 – Alison Taylor seeks a special use exception to operate a daycare facility (Sections 115-80C and 115-210A(3)(e) of the Sussex County Zoning Code). The property is located on the east side of DuPont Blvd. approximately 0.74 miles north of Clayton St. 911 Address: 31101 DuPont Blvd. Dagsboro. Zoning District: C-1. Tax Map: 233-10.00-15.00

Case No. 11917 – James and Laurie Sheaf seek variances from the side yard setbacks (Sections 115-42B and 115-181B of the Sussex County Zoning Code). The property is located on the southeast side of Blue Teal Rd. approximately 1,295 ft. northeast of Swann Dr. 911 Address: 37050 Blue Teal Rd. Selbyville. Zoning District: GR. Tax Map: 533-12.16-483.00



Case No. 11918 – Jenstar of Delmarva, LLC seeks a special use exception to use a manufactured home type structure as an office (Sections 115-80A and 115-210A(1) of the Sussex County Zoning Code). The property is located on the east side of Sussex Hwy. (Rt. 13) approximately 1.887 ft. south of Whitesville Rd. 911 Address: 35085 Sussex Hwy. Delmar. Zoning District: C-1. Tax Map: 532-6.00-85.00

Case No. 11919 – Sussex Conservation District seeks a special use exception to use a manufactured home type structure as an office (Sections 115-23A and 115-210A(1) of the Sussex County Zoning Code). The property is located on the northwest side of Shortly Rd. approximately 1,433 ft. southwest of DuPont Blvd. 911 Address: 23818 Shortly Rd. Georgetown. Zoning District: AR-1. Tax Map: 135-23.00-5.00

Case No. 11920 – Gerald Foreman Jr. seeks variances from the side and rear yard setbacks (Sections 115-25C and 115-185F of the Sussex County Zoning Code). The property is located on the southwest side of Iron Branch Rd. approximately 875 ft. northwest of Power Plant Rd. 911 Address: 30670 Iron Branch Rd. Dagsboro. Zoning District: AR-1. Tax Map: 233-6.00-76.00

Case No. 11921 – Renato Reyna Jr. seeks variances from the rear and front yard setbacks (Sections 115-25C of the Sussex County Zoning Code). The property is located on the west side of Coon Den Rd. approximately 1,198 ft. north of Shawnee Rd. 911 Address: 11226 Coon Den Rd. Greenwood. Zoning District: AR-1. Tax Map: 430-3.00-1.08, 1.09, & 1.00

Case No. 11922 – Hans Pfab seeks a variance from the side yard setbacks (Sections 115-42B and 115-181B of the Sussex County Zoning Code). The property is located on the northwest side of Swann Dr. approximately 122 ft. from the corner of Swann Dr. 911 Address: 37787 Swann Dr. Selbyville. Zoning District: GR. Tax Map: 533-12.20-57.01

Case No. 11923 – Brian Steele seeks variances from the side and rear yard setbacks (Sections 115-25C of the Sussex County Zoning Code). The property is located on the west side of Cods Rd. approximately 1,383 ft. north of Thirteen Curves Rd. 911 Address: 8920 Cods Rd. Milford. Zoning District: AR-1. Tax Map: 230-16.00-2.00

Case No. 11924 – David J. & Deborah A. Hodges seek variances from the side yard, front yard, and rear yard setbacks (Sections 115-25C, 115-183C, 115-181B, 115-182B, and 115-182D of the Sussex County Zoning Code). The property is located on the east side of Tyler Ave. approximately 1,156 ft. south of Lincoln Dr. 911 Address: 38849 Tyler Ave. Selbyville. Zoning District: AR-1. Tax Map: 533-20.18-87.00

Old Business

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. 11916 – Custom Siding, Inc. seeks variances from the side yard and rear yard setbacks (Sections 115-25C, 115-181B, and 115-185F of the Sussex County Zoning Code). The property is located on the east side of Cleveland Ave. approximately 944 ft. south of Lincoln Dr. 911 Address: 38847 Cleveland Ave., Selbyville. Zoning District: AR-1. Tax Map: 533-20.18-122.00

Additional Business

Case No. 11273 – Zerby, LLC seeks a variance from the front yard setback for a thru lot (Section 115-77.1B(2) of the Sussex County Zoning Ordinance). The property is located on the southeast corner of the intersection of Rehoboth Ave. Ext. and Rt.1. 911 Address: None Available. Zoning District: C-1. Tax Map: 334-13.19-84.00, 85.00, & 86.00

REQUEST FOR A TIME EXTENSION

Board of Adjustment meetings can be monitored on the internet at
www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 1, 2017, at 1:53 p.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: February 6, 2017 (to add Additional Business Case No. 11273)

Revised: February 7, 2017 (to add Approval of Minutes and Finding of Facts for January 9, 2017 and Old Business Case Nos. 11896 and 11916)

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