

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

## REVISED AGENDA

APRIL 3, 2017

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for February 20, 2017

### Approval of Finding of Facts for February 20, 2017

### Approval of Minutes for March 6, 2017

### Approval of Finding of Facts for March 6, 2017

### Old Business

**Case No. 11932 – Kelly Bivins** seeks a variance from the separation requirement between units and a variance rear yard setback (Section 115-172G(7) of the Sussex County Zoning Code). The property is located approximately 1,074 ft. west of Coastal Hwy. (Rt. 1) on the north side of Rt. 54. 911 Address: 39024 Reilly Place, Fenwick Island. Zoning District: C-1. Tax Map: 134-23.20-68.00-55509

### Public Hearings

**Case No. 11934 – Allen and Karen Place** seek variances from the side yard setbacks (Sections 115-42B, 115-181B, and 115-183C of the Sussex County Zoning Code). The property is located on the east side of Canvasback Rd. approximately 2,070 ft. north of Swann Dr. 911 Address: 37078 Canvasback Rd. Selbyville. Zoning District: GR. Tax Map: 533-12.16-371.00

**Case No. 11935 – Lisa A. Ruggieri and Stephen R. Culbert** seek variances from the side yard setbacks (Sections 115-182D and 115-185F of the Sussex County Zoning Code). The property is located on the north side of Clay Rd. (Rt. 269) approximately 1,700 ft. east of



Marsh Rd. (Rt. 276). 911 Address: 34067 Clay Rd., Lewes. Zoning District: AR-1. Tax Map: 335-12.06-64.00

**Case No. 11936 – David Wayne Sellers and Monica Sellers** seek variances from the front yard and side yard setbacks (Sections 115-42B and 115-185F of the Sussex County Zoning Code). The property is located on the west side of North Dr. approximately 782 ft. west of Munchy Branch Rd. 911 Address: 403 North Dr., Rehoboth Beach. Zoning District: GR. Tax Map: 334-13.00-60.00

**Case No. 11937 – John C. Shimrock and Martha K. Martin** seeks a variance from the front yard setback (Section 115-25C of the Sussex County Zoning Code). The property is located at the end of Back Bay Ln., north and east of Waterview Rd. (Rd 279A). 911 Address: 21891 Back Bay Ln., Lewes. Zoning District: AR-1. Tax Map: 234-12.00-78.00

**Case No. 11938 – Henry and Margaret Benaquista** seek variances from the side yard and rear yard setbacks (Sections 115-25C and 183C of the Sussex County Zoning Code). The property is located on the northeast corner of North Squirrel Run and Mane Blvd. approximately 872 ft. west of Wil King Rd. (Rt. 288). 911 Address: 32432 North Squirrel Run, Lewes. Zoning District: AR-1. Tax Map: 234-6.00-725.00

**Case No. 11939 – Carol L. Thomas** seek variances from the front yard, side yard, and rear yard setback (Sections 115-25C, 115-181, and 115-185F of the Sussex County Zoning Code). The property is located on the north side 4<sup>th</sup> St. approximately 349 ft. east of Bald Eagle Way (Rt. 273A). 911 Address: 37417 Fourth St., Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-19.16-53.02

**Case No. 11940 – Katherine K. and Dennis Pergola** seek variances from the front yard and side yard setbacks (Section 115-25C of the Sussex County Zoning Code). The property is located on the north side of Gills Neck Rd. 1.8 mile east of Kings Hwy. (Rt. 9). 911 Address: 16118 Gills Neck Rd., Lewes. Zoning District: AR-1. Tax Map: 335-9.00-3.02

**Case No. 11941 – Delaware Electric Cooperative, Inc.** seeks a variance from the front yard setback (Section 115-182A 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 both sides of Adams Rd. 911 Address: 14198 Sussex Hwy., Greenwood. Zoning District: C-1. Tax Map: 530-14.00-16.00 and 18.01

**Case No. 11942 – Harry S. Rylee** seek variances from the front yard and side yard setbacks (Sections 115-34B, 115-185F, and 115-182(B) of the Sussex County Zoning Code). The property is located at the northeast corner of N. Bayshore Dr. and Virginia Ave. approximately 745 ft. north of Broadkill Rd. (Rt. 16). 911 Address: 302 N. Bayshore Dr., Milton. Zoning District: MR. Tax Map: 235-4.13-47.00

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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 March 13, 2017, at 11:58 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: March 22, 2017 (to add Approval of Minutes and Fining of Facts for February 20, 2017)**

**Revised: March 23, 2017 (to add Old Business Case No. 11932)**

**Revised: March 24, 2017 (to add Approval of Minutes and Finding of Facts for March 6, 2017)**

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