

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 4, 2016

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for November 16, 2015

### Approval of Finding of Facts for November 16, 2015

### Public Hearings

**Case No. 11687 – Daniel P. Golden and Jeanette E. Golden** seek a variance to reduce front yard setback (Sections 115-34B and 115-182B & D of the Sussex County Zoning Ordinance). The property is located on the northeast corner of 5<sup>th</sup> St. and Surf Rd. 911 Address: 103 5<sup>th</sup> St., Unit C, Bethany Beach. Zoning District MR. Tax Map: 134-13.16-27.00 Unit C

**Case No. 11688 – Main Street Homes at Sussex, LLC** seek variances to reduce the rear yard and front yard setbacks (Section 115-34B of the Sussex County Zoning Ordinance). The property is The Woods at Arnell Creek located off of Fairway Dr. 911 Address: None Available. Zoning District: MR. Tax Maps: 334-18.00-957.00 – 988.00 Inclusive

**Case No. 11689 – Harlton Communities, LLC** seek variances to reduce the side yard and corner side yard setbacks (Sections 115-25C and 115-182B of the Sussex County Zoning Ordinance). The property is located on the south side of Old Mill Rd., east of Irons Rd., and Murray Rd. 911 Address: None Available. Zoning District: AR-1. Tax Map: 134-11.00-169.00

**Case No. 11690 – Insight Homes** seeks a special use exception to place a temporary manufactured-home type structure for a sales office (Section 115-23A and 115-210A(1) of the Sussex County Zoning Ordinance). The property is located on the north side of Lewes-Georgetown Hwy. (Rt. 9) approximately 914 ft. east of Gravel Hill Rd. 911 Address: None Available. Zoning District: AR-1. Tax Map: 135-11.00-66.00

**Case No. 11691 – Gregory K. and JoAnn A. Lusby** seek variances to reduce the side yard



and rear yard setbacks (Section 115-25C of the Sussex County Zoning Ordinance). The property is located on the east side of Tyler Ave. approximately 554 ft. south of Lincoln Dr. 911 Address: 38791 Tyler Ave., Selbyville. Zoning District: AR-1. Tax Map: 533-20.18-99.00

**Case No. 11692 – Lawrence & Barbara Witucki** seek variances to reduce the side yard and front yard setbacks (Sections 115-25C and 115-183C of the Sussex County Zoning Ordinance). The property is located on the west side of Sycamore Dr. approximately 335 ft. south of Angola Rd. 911 Address: 22834 Sycamore Rd., Lewes. Zoning District AR-1. Tax Map: 234-11.16-16.00

**Case No. 11693 – Nancy Tankelson and Francois Reverdy** seek a variance from the maximum height requirement for a fence (Section 115-185C of the Sussex County Zoning Ordinance). The property is located on the southeast corner of Josephine St. and Fisher St. 911 Address: 38386 Josephine St., Rehoboth Beach. Zoning District MR. Tax Map: 334-20.09-138.00

**Case No. 11694 – Central Storage @ Harbeson, LLC** seeks a special use exception to place a billboard (Sections 115-159.5B and 115-83.6C of the Sussex County Zoning Ordinance). The property is located on the north side of Lewes-Georgetown Hwy. (Rt. 9) approximately 509 ft. west of Harbeson Rd. 911 Address: 23673 Lewes-Georgetown Hwy., Harbeson. Zoning District CR-1. Tax Map 235-30.00-8.02

**Case No. 11695 – Gerald W. Hocker, Trustee and Emily W. Hocker, Trustee** seeks a special use exception to replace two (2) billboards and variances from the maximum height, the maximum square footage, side yard setback, and distance from a residential dwelling (Sections 115-159.5B, 115-159.5B(2), 115-159.5B(3), 115-159.5C, 115-210A(3)(p), and 115-80C of the Sussex County Zoning Ordinance). The property is located at the southeast corner of Atlantic Ave. and Roxana Rd. 911 Address: 34960 Atlantic Ave., Ocean View. Zoning District C-1. Tax Map 134-12.00-330.01

**Old Business**

**Case No. 11686 – Immanuel Shelter, Inc.** seeks a special use exception to operate an emergency homeless shelter (Section 115-72C of the Sussex County Ordinance). The property is located on the northwest corner of Hebron St. and Burton Ave. 911 Address: 19878 Hebron Rd., Rehoboth Beach. Zoning District B-1. Tax Map 334-13.19-2.00

\*\*\*\*\*

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 December 15, 2015, at 8:43 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 22 (Add 11686 as old business)**

**Revised: December 22, 2015 (to include Minutes and Finding of Facts for November 16, 2015).**

**####**