

## BOARD OF ADJUSTMENT

JOHN M. MILLS, CHAIRMAN  
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# Sussex County

DELAWARE  
sussexcountyde.gov  
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## REVISED AGENDA

January 07, 2019

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for November 5, 2018

### Approval of Findings of Fact for November 5, 2018

### Old Business

**Case No. 12239 – Jason & Stacy Harshbarger** seek a special use exception to build a dwelling (stick built/modular) in a non-conforming mobile home park (Section 115-210 of the Sussex County Zoning Code). The property is located on the south side of S. Shore Dr. Ext., approximately 350 ft. southwest of Marina View Ct. 911 Address: 32 South Shore Dr., Bethany Beach. Zoning District: MR. Tax Parcels: 134-2.00-3.01 and 134-2.00-4.00

**Case No. 12242 – Louis Capano, Jr.** seeks variances from the maximum fence height requirement and the side yard setback for existing structures (Sections 115-34, 115-181, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of E. Lake Dr. approximately 900 ft. south of Queen St. 911 Address: 21436 East Lake Dr., Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.10-1.08

### Public Hearings

**Case No. 12248 – Victor & Deana Yokimcus** seek a variance from the rear yard setback for an existing structure (Section 115-25 of the Sussex County Zoning Code). The property is located on the southeast corner of Woodland Cir. and Ashwood Ct. in the Angola by the Bay subdivision. 911 Address: 32822 Ashwood Ct., Lewes. Zoning District: AR-1. Tax Parcel: 234-11.20-321.00

**Case No. 12249 – Ashton Group, Ltd.** seek variances from the front yard setback requirements for a proposed and existing structures (Sections 115-82 and 115-182 of the Sussex County Zoning Code). The property is a through lot located on the south side of Oyster House Rd. and northeast



side of Coastal Hwy. (Rt. 1). 911 Address: 37458 Oyster House Rd., Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-19.08-31.00

**Case No. 12250 – Commercial Joint Ventures, LLC/ Gerald Hocker** seeks variances from separation distance, the front yard setback, side yard setback, and rear yard setback for existing structures (Section 115-172 of the Sussex County Zoning Code). The property is located south of Atlantic Ave. approximately 943 ft. east of Roxana Rd. 911 Address: Bethany Crest Mobile Home Park, Clarksville. Zoning District: C-1 and AR-1. Tax Parcel: 134-12.00-335.00

**Case No. 12251 – GNJ Properties, LLC** seeks variances from the front yard setback and side yard setback for existing structures (Sections 115-25 and 115-185 of the Sussex County Zoning Code). The property is a through lot located on the south side of Delmar Rd. and the north side of Waller Rd. approximately 617 ft. east of W. Line Rd. 911 Address: 8759 Waller Rd., Delmar. Zoning District: AR-1. Tax Parcel: 532-20.00-31.00

**Case No. 12252 – Geraldine Marie Piper** seeks a special use exception to operate a day care center (Sections 115-23 & 115-210 of the Sussex County Zoning Code). The property is located on the west side of Susan Beach Rd. approximately 0.3 mile north of White Deer Rd. Address: 36298 Susan Beach Rd., Delmar. Zoning District: AR-1. Tax Parcel: 532-11.00-17.00

**Case No. 12253 – Reddenwood II, LLC** seeks a special use exception to use a manufactured home type structure as an office (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the east side of Black Willow Dr. in the Reddenwood II subdivision accessed through the Reddenwood I subdivision off Neptune Rd. Address: N/A. Zoning District: AR-1. Tax Parcel: 135-7.00-12.00

**Case No. 12254 – Gary Needham** seeks a variance from the side yard setback and rear yard setback for a proposed structure (Section 115-25 of the Sussex County Zoning Code). The property is located on the southwest corner of Gainsborough Dr. and Sheffield Ct. in the Rolling Meadows Subdivision. 911 Address: 28 Gainsborough Dr., Lewes. Zoning District: AR-1. Tax Parcel: 334-6.00-927.00

**Case No. 12255 – Delaware Department of Transportation** seeks a special use exception to use a manufactured home type structure as an office (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the southeast corner of DuPont Blvd. (Rt. 113) and S. Bedford St. 911 Address: 23697 DuPont Blvd., Georgetown. Zoning District: AR-1. Tax Parcel: 135-23.00-13.00

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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 17, 2018 1:30 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: December 18, 2018 (to add Old Business Case Nos. 12239 and 12242)

Revised: December 20, 2018 (to add approval of Minutes and Findings of Fact for November 5, 2018)

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