

## BOARD OF ADJUSTMENT

DALE A. CALLAWAY, CHAIRMAN  
ELLEN MAGEE  
BRUCE MEARS  
JOHN M. MILLS  
E. BRENT WORKMAN



# Sussex County

DELAWARE  
sussexcountyde.gov  
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## REVISED AGENDA

January 8, 2018

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for November 6, 2017

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

### Public Hearings

**Case No. 12070 – David & Cindy Sroka** seek a variance from the front, side, and rear yard setbacks (Section 115-25 of the Sussex County Zoning Code). The property is located on the northwest side of Seagrass Ct., approximately 250 ft. south west of the intersection of Seagrass Ct. and Sandpiper Way. 911 Address: 29737 Seagrass Ct., Dagsboro. Zoning District: AR-1. Tax Map: 134-7.00-108.00

**Case No. 12076 – Donald J. McCann** seeks a variance from the front yard setback (Sections 115-42, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the southeast corner of the intersection of East Fairfax Ct. and Lord Calvert Dr. 911 Address: 32530 East Fairfax Ct., Millsboro. Zoning District: GR. Tax Map: 234-29.00-620.00

**Case No. 12077 – Catherine F. Christiansen** seeks variances from the corner front and rear yard setbacks (Section 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the east side of Boat Dock Ct. East at the corner of Boat Dock Ct., Boat Dock Ct. East, and Woodland Cir. 911 Address: 33769 Woodland Cir., Lewes. Zoning District: AR-1. Tax Map: 234-11.20-273.00

**Case No. 12078 – Carl R. and Lora J. Doll** seek variances from the side and rear yard setbacks (Section 115-25 of the Sussex County Zoning Code). The property is located on the west side of Grant Ave., approximately 834 ft. south of the intersection of Grants Ave. and Lincoln Dr. 911 Address: 38794 Grant Ave., Selbyville. Zoning District: AR-1. Tax Map: 533-20.18-29.00



**Case No. 12079 – Mark McCreary** seeks a special use exception for a garage/studio apartment (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the north side of Wilgus Cemetery Rd., approximately 2,200 ft. west of the intersection of Wilgus Cemetery Rd. and Bayard Rd. 911 Address: 34615 Wilgus Cemetery Rd., Frankford. Zoning District: AR-1. Tax Map: 533-6.00-115.08

**Case No. 12080 – Mike and Carol Mullen** seek variances from the side and rear yard setbacks (Section 115-25 of the Sussex County Zoning Code). The property is located on the west side of Taft Ave., approximately 191 ft. south of the intersection of Old Lighthouse Rd. and Taft Ave. 911 Address: 38818 Taft Ave., Selbyville. Zoning District: AR-1. Tax Map: 533-20.18-158.00

**Case No. 12081 – Semaan Abboud** seeks a special use exception to operate a day care facility (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located on the north side of Long Neck Rd., approximately 3,293 ft. east of the intersection of School Ln., Banks Rd., and Long Neck Rd. 911 Address: 32695 Long Neck Rd., Millsboro. Zoning District: C-1. Tax Map: 234-24.00-40.09

**Case No. 12082 – Gregory N. Johnson** seeks variances from the side and rear yard setbacks (Section 115-42 of the Sussex County Zoning Code). The property is located on the east side of Mt. Pleasant Rd., approximately 1,594 ft. south of the intersection of Phillips Landing Rd. and Mt. Pleasant Rd. 911 Address: 31297 Mt. Pleasant Rd., Laurel. Zoning District: GR. Tax Map: 432-6.00-16.00

**Case No. 12083 – Lloyd Behney** seeks a special use exception for an indoor shooting/archery range (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the northeast corner of the intersection of Parker Rd. and Bethel Rd. 911 Address: 38531 Parker Rd., Millsboro. Zoning District: AR-1. Tax Map: 333-15.00-20.00

**Old Business**

**Case No. 12069 – Nan Martino** seeks a variance from the front and side yard setbacks (Section 115-34 and 115-185 of the Sussex County Zoning Code). The property is located at the end of Oakwood Court, approximately 300 ft. east of the intersection of Cedarwood Drive and Oakwood Court. 911 Address: 6 Oakwood Court, Lewes. Zoning District: MR. Tax Map: 234-11.00-175.00

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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 21, 2017, at 1:45 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 27, 2017 (to add Approval of Minutes and Finding of Facts for November 6, 2017)**

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