

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 25, 2016

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for December 14, 2015

### Approval of Finding of Facts for December 14, 2015

### Public Hearings

**Case No. 11696 – John C. Wary and Patsy D. Wary** seek variances to reduce the front yard, side yard, and rear yard setbacks (Sections 115-42B, 115-183C, and 115-185F) of the Sussex County Zoning Ordinance). The property is located on the southeast side of Laws Point Rd. approximately 958 ft. northeast of Swann Dr. 911 Address: 36972 Laws Point Rd., Selbyville. Zoning District GR. Tax Map: 533-12.16-305.00

**Case No. 11697 – DeWayne R. Fair & Mona L. Fair** seek variances to reduce the front yard and side yard setbacks (Sections 115-42B, 115-182D, and 115-183C of the Sussex County Zoning Ordinance). The property is located on the north side of Vacation Rd. approximately 220 ft. west of Independence Dr. 911 Address: 31067 Vacation Rd., Millsboro. Zoning District: GR. Tax Map: 234-23.00-81.00

**Case No. 11698 – Mark & Diana Rongione** seek variances to reduce the side yard setbacks (Sections 115-42B and 115-181B of the Sussex County Zoning Ordinance). The property is located on the northwest side of Blue Teal Rd. approximately 414 ft. northeast of Swann Dr. 911 Address: 37001 Blue Teal Rd., Selbyville. Zoning District: GR. Tax Map: 533-12.20-45.00

**Case No. 11699 – Timothy R. Scott** seek variances to reduce the front yard and side yard setbacks (Sections 115-42B and 115-182D) of the Sussex County Zoning Ordinance). The property is located on the northeast corner of Pintail Dr. and Swann Dr. 911 Address: 36921 Pintail Dr., Selbyville. Zoning District: GR. Tax Map: 533-12.16-1.01



**Case No. 11700 – James H. Semerteen, III & Robin Massey** seek variances to reduce the side yard and front yard setbacks (Section 115-25C of the Sussex County Zoning Ordinance). The property is located on the northwest corner of River Bend Dr. and Thorogoods Rd. 911 Address: 101 River Bend Dr., Dagsboro. Zoning District: AR-1. Tax Map: 233-5.00-41.00

**Case No. 11701 – Robert McLaughlin** seeks a variance to reduce the front yard setback (Section 115-42B of the Sussex County Zoning Ordinance). The property is located on the west end of Jefferson Ave. approximately 205 ft. west of S. Bayshore Dr. 911 Address: 104 Jefferson Ave., Milton. Zoning District GR. Tax Map: 235-4.17-10.00

**Case No. 11702 – Edward Resendiz** seeks a variance to reduce the front yard setback (Sections 115-42B and 115-182D of the Sussex County Zoning Ordinance). The property is located on the west side of Chief Rd. approximately 373 ft. north of River Rd. 911 Address: 28356 Chief Rd., Millsboro. Zoning District GR and MR. Tax Map: 234-34.00-83.00-6655

**Case No. 11703 – 84 Outdoor, LLC** seeks a special use exception to place a billboard and variances from the maximum height requirement and the distance from residential dwellings (Section 115-159.5B, 115-159B(2), 115-159.5C, 115-80C, and 115-210A(3)(p) of the Sussex County Zoning Ordinance). The property is located on the southwest side of Atlantic Ave. (Rt. 26) approximately 675 ft. northwest of Roxana Rd. (Rt. 17). 911 Address: 34848 Atlantic Ave. Ext., Ocean View. Zoning District C-1. Tax Map 134-11.00-179.05

### **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

**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

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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 28, 2015, at 1:48 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: January 5, 2016 (to include Old Business Case Nos. 11686 and 11695)

Revised: January 12, 2016 (to include Minutes and Finding of Facts for December 14, 2015)

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