

DALE A. CALLAWAY, PRESIDENT
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Sussex County Board of Adjustment

REVISED AGENDA

JANUARY 28, 2013

7:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – December 17, 2012

Approval of Minutes – January 7, 2013

Approval of Finding of Facts – December 17, 2012

Approval of Finding of Facts – January 7, 2013

Public Hearings

Case No. 11139 James P. Azato

southwest of Road 312 (River Road) approximately 840 feet southeast of Road 313A (Downs Landing Road) (Tax Map I.D. 2-34-34.00-329.00).

A variance from side yard and rear yard setback requirement.

Case No. 11140 Janet & James Horgen

south of Road 360 (Fred Hudson Road) east of Bethany Loop, being Lot 266 within The Salt Pond Phase I development (Tax Map I.D. 1-34-13.00-1500.00).

A variance from the side yard and rear yard setback requirement.

Case No. 11141 Brian J. McMullen

southeast of Road 274 (Old Landing Road) north of Spruce Road, being Lot 49 within Pine Valley a Mobile Home Park (Tax Map I.D. 3-34-13.00-164.00 Unit 49).

A variance from the separation requirement between units in a mobile home park.

Case No. 11142 James Michael Henry

south of Road 549 (Old Carriage Road) approximately 530 feet west of Road 80 (Woodpecker Road), (Tax Map I.D. 5-31-11.00-59.01).

A variance from the side yard setback requirement.



Case No. 11143 Sussex Sports Amenities, LLC

north of Lakeview Drive approximately 450 feet east of Americana Parkway, being Lot 2 within Americana Bayside development (Tax Map I.D. 5-33-19.00-36.01).

A special use exception to retain a mobile home type structure as a temporary golf clubhouse/pro shop for a period of five (5) years.

Case No. 11144 Perry & Sheila Stutman

south of Route 54 (Lighthouse Road) east of Spicer Lane, being Lot 4 within Mason Dixon a Mobile Home Park (Tax Map I.D. 1-34-23.20-70.00 Unit 9973).

A variance from the separation requirement between units in a mobile home park.

Case No. 11145 Ivan Nikolov Sabroutev

northwest of Route 48 (Zoar Road) approximately 1,800 feet south of Road 302A (Avalon Road) (Tax Map I.D. 2-34-15.00-27.01).

A variance from the side yard, rear yard and front yard setback requirement.

Case No. 11146 Robert L. & Candy C. Niblett

southeast of Road 485 (Bethel Concord Road) approximately 1,800 feet north of Road 488 (Airport Road) (Tax Map I.D. 1-32-2.00-332.07).

A variance from the minimum lot width requirement for a parcel.

Case No. 11147 Gary Purkey

south of Route 54 (Lighthouse Road) northeast of Swann Drive, being Lot 50 within Swann Keys development (Tax Map I.D. 5-33-13.13-4.00).

A variance from the rear yard setback requirement.

Case No. 11148 Dennis & Joan Reitnauer

north of Road 22 (Long Neck Road) south of Jasper View Lane, being Lot 43A within Massey's Landing a Mobile Home Park (Tax Map I.D. 2-34-25.00-31.00 Unit 22863).

A variance from the separation requirement between units in a mobile home park.

OLD BUSINESS

Case No. 11133 Lisa Ambrose

north of Route 54 (Lighthouse Road) west of Swann Drive, being Lot 31 within Swann Keys development (Tax Map I.D. 5-33-12.16-519.00).

A variance from the front yard, side yard, and rear yard setback requirement.

Case No. 11137 J & Y Parker Family L.P.

northeast of Route 113 (DuPont Boulevard) west of Road 83 (Mitchell Road) (A thru lot) (Tax Map I.D. 2-33-5.00-98.00).

A special use exception to place a billboard and a variance from the required square footage, maximum height requirement, and the required setback from a dwelling.

Case No. 11106 Alice P. Robinson

north of Route 1 (Coastal Highway) northwest of corner of Terrace Road and Silver Lane, being ½ Lot 2, 3, 4, 5, & ½ 6 within Silver Lake Manor development (Tax Map I.D. 334-20.05-325.00 & 326.00)

A variance from the required lot size requirement for a parcel, the minimum lot width for a parcel and a corner side yard setback requirement.

OTHER BUSINESS

Case No. 10908 Gumboro Volunteer Fire Co., Inc.

west of Route 26 (Millsboro Highway) north of Road 424 (Pear Tree Road)

Tax Map I.D. 3-33-11.00-19.00, 20.00, & 23.00).

A variance from the front yard setback requirement.

Time Extension

Case No. 11091 David Elliot

north of Road 475 (Sycamore Road) approximately 258.43 feet west of Road

476A (Dukes Lumber Road) (Tax Map I.D. 2-32-8.00-14.05).

A variance from the minimum acreage requirements for an on farm manufactured home.

Request a new hearing

Board of Adjustment meetings can be monitored on the internet at www.sussexcountypde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 2, 2013, at 3:00 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 8, 2013 (to include Old Business Case Nos. 11133, 11137, & 11106)

Revised: January 14, 2013 (to include Other Business Case No. 10908)

Revised: January 17, 2013 (to include Other Business Case No. 11091)

Revised: January 22, 2013 (to remove Minutes of January 7, 2013 & include Minutes of December 17, 2012 & Finding of Facts of December 17, 2012)

Revised: January 23, 2013 (to include Minutes of January 7, 2013 & Finding of Facts of January 7, 2013)

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