

## BOARD OF ADJUSTMENT

ELLEN MAGEE, CHAIR  
KEVIN E. CARSON  
JEFF CHORMAN  
JOHN WILLIAMSON  
E. BRENT WORKMAN



# Sussex County

DELAWARE  
sussexcountyde.gov

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## AGENDA

February 3, 2020

6:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for December 2, 2019

### Approval of Findings of Fact for December 2, 2019

### Old Business

**Case No. 12397 – Kelly Hales** seeks variances from the front yard setback and side yard setback requirements for existing structures (Sections 115-42, 115-182, & 115-185 of the Sussex County Zoning Code). The property is located on the west side of East Lagoon Rd., approximately 511 ft. north of Falling Point Rd. 911 Address: 30835 & 30843 East Lagoon Rd., Dagsboro. Zoning District: GR. Tax Parcels: 134-6.00-123.00 & 134-6.00-124.00

### Public Hearings

**Case No. 12404 – Douglas Bates** seeks variances from the side yard setback and rear yard setback requirements for a proposed and existing structures (Sections 115-42, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Robinhood Loop within the Sherwood Forest North subdivision. 911 Address: 32342 Robinhood Loop, Millsboro. Zoning District: GR. Tax Parcel: 234-23.00-198.00

**Case No. 12407 – Coleman Revocable Trust** seeks variances from the side yard setback requirements for a proposed structure (Sections 115-34 and 115-183 of the Sussex County Zoning Code). The property is located on the southeast corner of Jefferson Bridge Rd. and Coleman Gale Ln. 911 Address: 39548 Jefferson Bridge Rd. Bethany Beach. Zoning District: MR. Tax Parcel: 134-17.11-29.00

**Case No. 12408 – Robert L. & Stella R. Reed** seek variances from the road frontage requirement for proposed lots (Section 115-25 of the Sussex County Zoning Code). The property is located on the east side of Blanchard Rd. approximately 740 ft. north of McDowell



Ln. and on the north side of Deer Meadows Rd. approximately 0.46 mile west of Blanchard Rd. 911 Address: 12249 Blanchard Rd., Greenwood. Zoning District: AR-1. Tax Parcel: 530-8.00-10.00

**Case No. 12409 – Louis W. & Janet C. Melton** seek a variance from the rear yard setback requirements for existing structures (Sections 115-42, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the northwest corner of Old Mill Rd. and Railway Rd. 911 Address: 36328 Old Mill Rd., Ocean View. Zoning District: GR. Tax Parcel: 134-12.00-73.01

**Case No. 12410 – Jose Rodriguez-Sanchez** seeks variances from the front yard setback requirements for existing structures (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the east side of Hollyville Rd. approximately 0.75 miles south of Mount Joy Rd. 911 Address: 26543 Hollyville Rd., Millsboro. Zoning District: AR-1. Tax Parcel: 234-27.00-36.01

**Additional Business**

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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 January 27, 2020 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.**

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