

BOARD OF ADJUSTMENT

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



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878 T
(302) 854-5079 F

AGENDA

February 19, 2018

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for December 18, 2017

Approval of Finding of Facts for December 18, 2017

Public Hearings

Case No. 12100 – Christopher A. Holt & Emory H. Bevill seek special use exceptions to operate a tourist home (also referred to as a bed and breakfast inn) and for a garage/studio apartment (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the east side of Willow Creek Rd., approximately 868 ft. northeast of the intersection of Coastal Hwy. (Rt. 1) and Willow Creek Rd. 911 Address: 16239 Willow Creek Rd., Lewes. Zoning District: AR-1. Tax Map: 235-23.00-4.11

Case No. 12101 – Scott Schoenfeld & Leslie Skelley seek variances from the front and side yard setbacks (Section 115-25 of the Sussex County Zoning Code). The property is located on the east side of Mulberry Knoll Rd. (Rd. 284), approximately 218 ft. north of the intersection of Concerto Ln. and Mulberry Knoll Rd. (Rd. 284). 911 Address: 20683 Mulberry Knoll Rd., Lewes. Zoning District: AR-1. Tax Map: 334-18.00-57.00

Case No. 12102 – John W. & Diane Boyd Rauber Jr. seek variances from the side and rear yard setbacks (Sections 115-25, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the south side of Bayberry Ln., approximately 141 ft. northeast of the intersection of Anchor Rd. and Bayberry Ln. 911 Address: 21 Bayberry Ln., Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-8.17-86.00

Case No. 12103 – Daniel F. & Joanne M. Conaty seek variances from the front, side, and rear yard setbacks (Sections 115-74, 115-182, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the north side of South Ave., approximately 460 ft.



northwest of the intersection of Ann Ave. and South Ave. 911 Address: 20889 South Ave., Rehoboth Beach. Zoning District: C-1. Tax Map: 334-20.09-190.00

Case No. 12104 – Charles E. Walls, Jr. & Priscilla J. Walls seek variances from the front and side yard setbacks (Sections 115-34 and 115-185 of the Sussex County Zoning Code). The property is located on the east end of Pearl St., approximately 384 ft. southeast of the intersection of Delaware Ave. and Pearl St. 911 Address: 33193 Pearl St., Millsboro. Zoning District: MR. Tax Map: 234-35.05-110.00

Case No. 12105 – Anthony Crivella seeks variances from the front and rear yard setbacks (Sections 115-25, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Beaver Dam Rd. (Rd. 23), approximately 1,714 ft. southwest of the intersection of Belltown Rd. and Beaver Dam Rd. (Rd. 23). 911 Address: 17822 Beaver Dam Rd., Lewes. Zoning District: AR-1. Tax Map: 334-5.00-182.00

Case No. 12106 – Paul & Marie Merrill seek variances from the fence height requirement and front yard setback on a through lot (Sections 115-34, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the north end of Nassau Ct. N., approximately 238 ft. northwest of the intersection of Nassau Loop and Nassau Ct. N. 911 Address: 32850 Nassau Ct. N., Lewes. Zoning District: MR. Tax Map: 335-7.00-125.00

Case No. 12107 – Ray W. McGaha seeks variances from the side and rear yard setbacks (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the south side of Hoot Owl Ln., approximately 1,107 ft. east of the intersection of Irons Ln. (Rd. 348) and Hoot Owl Ln. 911 Address: 35032 Hoot Owl Ln., Dagsboro. Zoning District: AR-2. Tax Map: 134-7.00-202.00

Case No. 12108 – James Hitchens, Jr. & Mara Leigh Hitchens seek a variance from the side yard setback (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the southwest corner of Summer Rd. and Hickory Hill Rd. 911 Address: 25282 Summer Rd, Millsboro. Zoning District: AR-1. Tax Map: 233-9.00-19.00

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

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 26, 2018 at 4:30 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: February 5, 2018 (to add Approval of Minutes and Finding of Facts for December 18, 2018)

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