

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

FEBRUARY 29, 2016

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for December 21, 2015

Approval of Finding of Facts for December 21, 2015

Approval of Minutes for January 4, 2016

Approval of Finding of Facts for January 4, 2016

Old Business

Case No. 11713 – Jungle Jim’s Amusement Park seek variances from the maximum height requirements (Section 115-82C of the Sussex County Zoning Code). The property is located on the west side of Coastal Hwy (Rt. 1) approximately 212 ft. south of Country Club Rd. 911 Address: 36944 Country Club Rd., Rehoboth Beach. Zoning District: C-1. Tax Map: 334-19.00-163.00

Case No. 11718 – Charles H. Hayes, Jr. seek variances to reduce the side yard and front yard setbacks (Section 115-34B of the Sussex County Zoning Code). The property is located on the east side of Bayberry Ln. approximately 434 ft. south of Cedar Rd. 911 Address: None Available. Zoning District: MR. Tax Map 533-20.09-108.00

Public Hearings

Case No. 11719 – Madon Church, LLC seeks a variance to reduce the side yard setbacks (Section 115-42B of the Sussex County Zoning Code). The property is located on the northwest side of Swann Dr. within the Swann Keys development. 911 Address: 37873 Swann Dr., Selbyville. Zoning District: GR. Tax Map: 533-12.16-530.00



Case No. 11720 – Town of Bethany Beach seeks a special use exception to operate a target/shooting range (Sections 115-23A and 115-210A(1) of the Sussex County Zoning Code). The property is located on the west side of Blackwater Rd. approximately 1,230 ft. north of Burbage Rd. 911 Address: 32492 Blackwater Rd., Frankford. Zoning District: AR-1. Tax Map: 134-11.00-54.01

Case No. 11721 – Charles & Cristy Greaves seeks a special use exception to operate a bed and breakfast (Sections 115-23C(14) and 115-210A(3)(o) of the Sussex County Zoning Code). The property is located on the north side of Broadkill Rd. approximately 655 ft. west of Reynolds Rd. 911 Address: 26285 Broadkill Rd., Milton. Zoning District: AR-1. Tax Map: 235-15.00-4.01

Case No. 11722 – Eastburn Estates, LLC seek variances to reduce the side yard and front yard setback (Section 115-34B of the Sussex County Zoning Code). The property is located on the northwest corner of Ayres Rd. and Surf Rd. 911 Address: 39923 Ayres Rd., Bethany Beach. Zoning District: MR. Tax Map: 134-13.16-15.00

Case No. 11723 – Richard Blitz, Jr. seeks a variance to reduce the front yard and rear yard setbacks (Sections 115-42B, 115-182D, and 115-183C of the Sussex County Zoning Code). The property is located on the south side of Hickory Manor Rd. approximately 688 ft. west of Vines Creek Rd. 911 Address: 31685 Hickory Manor Rd., Frankford. Zoning District: GR. Tax Map: 134-11.00-21.00

Case No. 11724 – Debra Haley seeks variances to reduce the side yard setbacks (Section 115-34B of the Sussex County Zoning Code). The property is located on the south side of Lake Shore Dr. approximately 2,700 ft. south of Dorman Rd. 911 Address: 11 Lakeshore Dr., Lewes. Zoning District: MR. Tax Map 234-11.00-254.00

Case No. 11725 – Richard Mulvanerton seeks a variance to reduce the rear yard setback (Sections 115-25C, 115-183C, and 115-42B of the Sussex County Zoning Code). The property is located on the south side of S. Acorn Way approximately 95 ft. south of Marie Blvd. 911 Address: 22370 S. Acorn Way, Lewes. Zoning District: AR-1 & GR. Tax Map 234-6.00-737.00

Case No. 11726 – Diana Tyson seeks a variance to reduce the separation requirement between units in a mobile home park (Section 115-172G(7) of the Sussex County Zoning Code). The property is located on the east side of A St. approximately 30 ft. east of Old Landing Rd. 911 Address: 21801 A St., Rehoboth Beach. Zoning District: AR-1. Tax Map 334-19.00-1.01 Unit 55064

Case No. 11727 – Jesse & Elizabeth Bare seeks a special use exception for a garage/studio apartment and a variance to reduce the front yard setback (Sections 115-23C(6) and 115-25C of the Sussex County Zoning Code). The property is located on the southwest corner of Roxana Rd. and Persimmon Pl. 911 Address: 34556 Persimmon Pl., Frankford. Zoning District: AR-1. Tax Map 134-15.00-108.09

Additional Business

Discussion of Sign Regulations

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 February 9, 2015, at 9:12 a.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 9, 2016 (to include Additional Business)

Revised: February 16, 2016 (to include Old Business Case Nos. 11713 & 11718)

Revised: February 16, 2016 (to include Approval for Minutes and Finding of Facts for December 21, 2015)

Revised: February 22, 2016 (to include Approval for Minutes and Finding of Facts for January 4, 2016)

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