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Sussex County Board of Adjustment

REVISED AGENDA

MARCH 2, 2015

7:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes of January 5, 2015

Approval of Finding of Facts of January 5, 2015

Approval of Minutes of January 26, 2015

Approval of Finding of Facts of January 26, 2015

Public Hearings

Case No. 11533 Cellco Partnership d/b/a Verizon Wireless

northeast of Watson Road (Road 500) approximately 2,200 feet northeast of Ellis Grove Road (Road 498) (911 Address: 51777 Watson Road, Laurel, DE) (Tax Map I.D. 4-32-6.00-33.02).
A special use exception to place a telecommunication tower.

Case No. 11534 Wawa, Inc.

northeast of Route One (Coastal Highway) approximately 300 feet southeast of Wolf Neck Road (Road 270) (911 Address: None Available, DE) (Tax Map I.D. 3-34-12.00-105.05 & 106.01).
A variance from the required density of landscape plantings.

Case No. 11535 Frances Kathleen Wasley, et al.

south of Route 54 (Lighthouse Road) and being northeast of Salty Way West approximately 258 feet northwest of Salty Way East and being more specifically Lot 66 within Keen-wik West Community (911 Address: 37803 Salty Way West, Selbyville, DE) (Tax Map I.D. 5-33-19.07-33.00).
A variance from the front yard setback requirement.



Case No. 11536 Barney L. Lane, Trustor

northwest of Route 16 on north end of Broadkill Beach and being southwest of Pintail Lane approximately 700 feet northwest of Alaska Avenue and being Lots 19 and 20 Section 1 Block C within Back Bay Development Broadkill Beach (911 Address: None Available) (Tax Map I.D. 2-30-24.00-70.00 & 71.00).

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

Case No. 11537 Nathan Hudson

southeast of Road 451 (Arvey Road) approximately 1,650 feet south of Road 464 (Woody Road) (911 Address: 14617 Arvey Road, Laurel, DE) (Tax Map I.D. 3-32-9.00-15.08).

A special use exception for the determination of existence to allow for a motorized track driven pool cover.

Case No. 11538 Martin Vandergrift

northeast of Road 602 (Hunters Cove Road) approximately 400 feet northwest of Road 594 (Oak Road) (911 Address: 13325 Hunters Cove Road, Greenwood, DE) (Tax Map I.D. 4-30-9.00-40.06).

A variance from the side yard setback requirement.

Case No. 11539 Mike Luciani

south of Route 54 (Lighthouse Road) and being northeast of Cleveland Avenue approximately 400 feet southeast of Lincoln Drive and being more specifically Lot 8 Block 4 within Cape Windsor Subdivision (911 Address: 38791 Cleveland Avenue Ext, Selbyville, DE) (Tax Map I.D. 5-33-20.18-133.00).

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

Case No. 11540 Gills Neck, LLC

southwest of Route One (Coastal Highway) approximately 500 feet northwest of Road 270A (Miller Road) (911 Address: 19266 Coastal Highway, Rehoboth Beach, DE) (Tax Map I.D. 3-34-13.00-325.01).

A special use exception to place an off-premise sign and a variance from the maximum height requirement.

Case No. 11541 Kenneth Evans

southwest corner of Road 341 (Falling Point Road) and Road 343 (Wingate Road) (911 Address: 31360 Wingate Road, Dagsboro, DE) (Tax Map I.D. 1-34-10.00-5.00).

A special use exception to place a manufactured home type structure for a medical hardship.

Case No. 11542 Linda Gregg

southeast of Route One (Coastal Highway) and being east of Bryan Drive approximately 100 feet south of Tiffany Drive and being more specifically Lot 186 in Midway Estates Subdivision (911 Address: 101 Bryan Drive, Rehoboth Beach, DE) (Tax Map I.D. 3-34-6.00-197.00).

A variance from the side yard setback requirement.

Case No. 11543 First State Signs

southwest of Route One (Coastal Highway) approximately 250 feet southeast of Sea Air Avenue (911 Address: 19724 Coastal Highway, Rehoboth Beach, DE) (Tax Map I.D. 3-34-13.00-319.02).

A special use exception to place an off-premise sign and a variance from the front yard and side yard setback requirement.

Old Business

Case No. 11530 Indian River Water Sports Club

southwest of Road 312 (River Road) and being across from and halfway between Nanticoke Avenue and Cherokee Avenue in Riverdale (911 Address: 32374 River Road, Millsboro, DE)(Tax Map I.D. 2-34-34.12-43.00)

A variance from the side yard setback requirement.

Case No. 11519 – James and Leslie Shelton

south of Route 54 (Lighthouse Road) and being west of Maple Lane, approximately 1,074 feet south of Cedar Road and being more specifically Lot 40 within Keen-wik Subdivision No. 5 (911 Address: 38364 Maple Lane, Selbyville, DE) (Tax Map I.D. 5-33-19.16-38.00).

A variance from the front yard setback requirement.

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

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 9, 2015, at 9:00 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 10, 2015 (to correct Case No. 11538)

Revised: February 11, 2015 (to correct Case No. 11536)

Revised: February 18, 2015 (to include Old Business Case No. 11530 and approval of Minutes and Finding of Facts of January 5, 2015)

Revised: February 23, 2015 (to include Old Business Case No. 11519 and approval of Minutes and Finding of Facts of January 26, 2015)

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