

## BOARD OF ADJUSTMENT

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



# Sussex County

DELAWARE  
sussexcountype.gov

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## REVISED AGENDA

April 1, 2019

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for March 4, 2019

### Approval of Findings of Fact for March 4, 2019

### Public Hearings

**Case No. 12278 – Indian River Volunteer Fire Company/TowerCo. New Cingular Wireless PCS, LLC** seeks a special use exception to place a telecommunications tower, an interpretation of County Code, and variances from the maximum fence height for a proposed structure and from the maximum height for a proposed telecommunications tower (Sections 115-40, 115-179, 115-185, 115-194.2, 115-210 and 115-227 of the Sussex County Zoning Code). The property is located on the east side of Banks Rd. approximately 315 ft. north of Long Neck Rd. 911 Address: 25375 Banks Rd., Millsboro. Zoning District: GR. Tax Parcel: 234-23.00-287.00

**Case No. 12274 – Bob Brooks** seeks variances from the front yard setback requirements for proposed structures. (Sections 115-42 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of Barney Ln., approximately 952 ft. south of Double Bridges Rd. 911 Address: N/A. Zoning District: GR. Tax Parcel: 134-19.00-343.00

**Case No. 12286 – David & Doris Taylor** seek variances from the cornerfront yard and front yard setback requirements for proposed and existing structures (Sections 115-34, 115-182, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the west side of Mary Ave. approximately 89 ft. south of Beach Ave. 911 Address: 102 Mary Ave., Dewey Beach. Zoning District: MR. Tax Parcel: 334-23.06-83.00

**Case No. 12287– Boys & Girls Club of Delaware, Inc.** seeks a special use exception to use a manufactured home type structure as a classroom (Sections 115-23 and 115-210 of the



Sussex County Zoning Code). The property is located on the southwest side of Oak Orchard Rd. approximately 379 ft. southeast of John J. Williams Hwy. (Rt. 24). 911 Address: 31550 Oak Orchard Rd., Millsboro. Zoning District: AR-1 Tax Parcel: 234-29.00-69.06

**Case No. 12288 – Mark DiLenno** seeks a variance from the front yard setback requirements for a proposed structure on a through lot. (Sections 115-42, 115-182, and 115-185 of the Sussex County Zoning Code). The property is a through lot located on the northeast side of South Dr. and the west side of 4<sup>th</sup> St. approximately 200 ft. south of Midway Dr. in the Tru-Vale Acres Subdivision. 911 Address: 505 South Dr., Rehoboth Beach. Zoning District: GR. Tax Parcel: 334-13.00-87.00

**Case No. 12289 – Michael P. Strunk** seeks variances from the side yard and rear yard setback requirements for proposed and existing structures (Sections 115-25, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Woodland Cir. Approximately 378 ft. south of Dogwood Dr. within the Angola by the Bay Subdivision. 911 Address: 34124 Woodland Cir., Lewes. Zoning District: AR-1. Tax Parcel: 234-12.17-69.00

**Additional Business**

Consideration of Request for Rehearing for case 12225 – Old Orchard Ventures, LLC.  
Discussion of Subpoena Process.

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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 March 5, 2019 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 March 19, 2019 (to add discussion of subpoena process under additional business)**

**Revised March 25, 2019 (to add approval of Minutes and Findings of Fact for March 4, 2019)**

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