

## 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 15, 2019

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval and Confirmation of Minutes for January 28, 2019 Case No. 12259

### Approval and Confirmation of Findings of Facts for Case No. 12259

### Approval of Minutes for March 18, 2019

### Approval of Findings of Fact for March 18, 2019

### Public Hearings

**Case No. 12291 – John & Colleen Girouard** seek a variance from the front yard setback requirements for proposed structures. (Sections 115-34, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Hassell Ave. Ext., approximately 346 ft. south of Hassell Ave. in the Bay View Park Subdivision. 911 Address: 34978 Hassell Ave., Ext., South Bethany. Zoning District: MR. Tax Parcel: 134-20.11-25.00

**Case No. 12292 – John & Constance Norman** seek variances from the side yard setback requirements for proposed structures. (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the east side of Wilson Ave., approximately 350 ft. south of Lincoln Dr. in the Cape Windsor Subdivision. 911 Address: 38797 Wilson Ave., Selbyville. Zoning District: AR-1. Tax Parcel: 533-20.18-155.00

**Case No. 12293 – Concrete Building Systems of Delaware, Inc.** seeks a special use exception to use a manufactured home type structure as an office (Sections 115-114 and 115-210 of the Sussex County Zoning Code). The property is located on the northeast corner of Old Racetrack Rd. and Brick Manor Rd. approximately 970 ft. west of 2nd St. 911 Address: 9283 Old Racetrack Rd., Delmar. Zoning District: HI-1 Tax Parcel: 532-20.00-12.01



**Case No. 12294 – CleanBay Renewables, LLC.** seeks a variance from the maximum height requirement for a proposed structure (Sections 115-25 and 115-179 of the Sussex County Zoning Code). The property is located on the southwest corner of Dupont Blvd. (Rt. 113) and Breasure Rd. 911 Address: N/A. Zoning District: AR-1. Tax Parcel: 133-6.00-123.00 (portion of)

**Case No. 12295 – Whiskey Ridge Shooting Preserve** seeks a special use exception to operate a rifle or pistol range (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the east side of Parker Rd. approximately 0.75 miles northwest of E. Line Rd. 911 Address: 38149 Parker Rd., Millsboro. Zoning District: AR-1 Tax Parcel: 333-15.00-37.00 (portion of)

**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 March 20, 2019 at 2:40 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 March 27, 2019 (to add approval and confirmation of Revised Finding of Facts and Revised Minutes of January 28, 2019 for Case No. 12259)**

**Revised April 8, 2019 (to add approval of Minutes and Findings of Fact for March 18, 2019)**

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