

BOARD OF ADJUSTMENT

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



Sussex County

DELAWARE
sussexcountype.gov
(302) 855-7878 T
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REVISED AGENDA

April 16, 2018

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for February 19, 2018

Approval of Finding of Facts for February 19, 2018

Public Hearings

Case No. 12122 – Lynne Craig seeks variances from the front yard setback on a through lot and a variance from the fence height requirement (Sections 115-34, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located at the intersection of Hickory Ln. and Keenwick Rd. 911 Address: 38178 Keenwick Rd., Selbyville. Zoning District: MR. Tax Map: 533-20.09-58.00

Case No. 12123 – CMF Bayside LLC seeks variances from the minimum lot width requirement and the minimum lot size requirement (Section 115-127 of the Sussex County Zoning Code). The property is located southeast of the intersection of Signature Blvd. and Lakeview Dr. and within Village A of the Americana Bayside MR-RPC. 911 Address: None Available. Zoning District: MR-RPC. Tax Map: 533-19.00-36.00

Case No. 12125 – Stacey Maloney seeks a variance from the corner front yard setback on a corner lot (Sections 115-35 and 115-182 of the Sussex County Zoning Code). The property is located on the southwest corner of Breezewood Dr. and Whisperwood Ln. 911 Address: 131 Whisperwood Ln., Rehoboth Beach. Zoning District: MR. Tax Map: 334-13.00-231.00

Case No. 12126 –Lola Ann Plummer seek variances from the side yard setbacks (Sections 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the west side of Discount Land Rd., approximately 270 feet south of Camp Rd. (Rd. 470). 911 Address: 29014 Discount Land Rd., Laurel. Zoning District: AR-1. Tax Map: 232-6.00-48.01

Case No. 12127 – Delmarva Power & Light Company seeks a special use exception to use a manufactured home type structure as a temporary office (Sections 115-83.6 and 115-210 of the Sussex County Zoning Code). The property is located on the west side of DuPont Blvd.



(Rt. 113) between Handy Rd (Rd. 337) and Chestnut Dr. Zoning District: CR-1. Tax Map: 233-5.00-137.01

Case No. 12128 – Springfield Historic Preservation LLC seek a special use exception to place a telecommunication tower (Sections 115-23, 115-194.2, and 115-210 of the Sussex County Zoning Code). The property is located on the north side of Springfield Rd. (Rt. 47) approximately 500 feet east of Deep Branch Rd. 911 Address: 24009 Springfield Rd., Georgetown. Zoning District: AR-1. Tax Map: 234-8.00-2.03

Case No. 12129 – Kevin Yoder seeks a special use exception for a garage/studio apartment and a variance from the maximum square foot requirement for a garage/studio apartment. (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the west side of N. Union Church Rd., approximately 1,266 feet south of Abbot's Pond Rd. 911 Address: 8084 N. Union Church Rd., Milford. Zoning District: AR-1. Tax Map: 130-6.00-24.06

Old Business

Case No. 12092 – Marvin Weaver seeks variances from the side and rear yard setbacks (Section 115-25 of the Sussex County Zoning Code). The property is located on the north side of Marina Dr., approximately 450 ft. west of the intersection of Woodland Cir. and Marina Dr. W. 911 Address: 23406 Marina Dr. W., Lewes. Zoning District: AR-1. Tax Map: 234-17.08-127.00

Case No. 12112 – Hudson Family, LLC seeks a determination of whether existing non-conforming uses exist (Section 115-202 of the Sussex County Zoning Code). The property is located on the northwest side of Eagle Crest Rd., approximately 495 ft. southwest of the intersection of Coastal Hwy. (Rt. 1) and Eagle Crest Rd. 911 Address: 30045 Eagle Crest Rd., Milton. Zoning District: AR-1. Tax Map: 235-22.00-50.02, 235-22.00-50.03, 235-22.00-52.00, 235-22.00-441.00, and 235-22.00-442.00

Case No. 12113 – Allen Harim Foods LLC seeks a special use exception for a potentially hazardous use (facility for further processing; deboning, packaging, and shipping of poultry products) (Sections 115-111 and 115-210 of the Sussex County Zoning Code). The property is located on the northwest corner of Pinnacle Way and Iron Branch Rd. (Rt. 331). 911 Address: 29984 Pinnacle Way, Millsboro. Zoning District: HI-1. Tax Map: 233-5.00-14.00, 233-5.00-15.00, & 233-5.00-16.00

**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 March 20, 2018 at 3:10 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: April 2, 2018 (To add Approval of Minutes and Findings of Facts for February 19, 2018)

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