

BOARD OF ADJUSTMENT

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



Sussex County

DELAWARE
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(302) 855-7878 T
(302) 845-5079 F

REVISED AGENDA

May 6, 2019

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Public Hearings

Case No. 12296 – Joseph C. & Kathleen T. Famulare seek variances from separation distance for proposed structures (Section 115-188 of the Sussex County Zoning Code). The property is located on the northwest side of Fairway Dr. approximately 330 ft. south of W. Pebble Beach Dr. in the Forest Landing subdivision. 911 Address: 37065 Fairway Dr., Frankford. Zoning District: MR-RPC. Tax Parcel: 134-16.00-40.00 Unit 71

Case No. 12297 – Jason Lambros seek a special use exception for a garage/studio apartment and a variance from the maximum square footage for a garage/studio apartment for a proposed structure (Sections 115-4, 115-23 & 115-210 of the Sussex County Zoning Code). The property is located on the west side of Central Ave. approximately 945 ft. north of Substation Rd. 911 Address: 33476 Central Ave., Frankford. Zoning District: AR-1. Tax Parcel: 134-16.00-35.02

Case No. 12298 – Helen R. Grant seeks variances from the rear yard setback requirements in a multi-family dwelling for proposed structures and from the minimum aggregate yard requirement for a townhome. (Sections 115-34 and 115-188 of the Sussex County Zoning Code). The property is located on the north side of Cormorant Way approximately 216 ft. northwest of Grebe Ln. in the Bay Forest Club subdivision. 911 Address: 20992 Cormorant Way, Ocean View. Zoning District: MR-RPC. Tax Parcel: 134-8.00-1206.00

Case No. 12299 – Robert Murray, Jr. seeks a variance from the front yard setback requirements for an existing structure (Sections 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the northwest side of Catmans Rd. approximately 0.45 miles southwest of DuPont Blvd. (Rt. 113). 911 Address: 28900 Catmans Rd., Frankford. Zoning District: AR-1 Tax Parcel: 433-11.00-4.11



Case No. 12300 – Ryan W. Maddox seeks a special use exception for a garage/studio apartment and a variance from the maximum square footage for a garage/studio apartment for a proposed structure (Sections 115-4, 115-23 & 115-210 of the Sussex County Zoning Code). The property is located on the north side of Gum Rd. approximately 577 ft. west of Roxana Rd. 911 Address: 36215 Little Creek Ln., Frankford. Zoning District: AR-1. Tax Parcel: 533-10.00-46.02

Case No. 12301 – John F. Bender & Colin P. Hood seek variances from the front yard, cornerfront and side yard setback requirements for proposed structures. (Sections 115-42, 115-182, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the west side of Bay Rd. at the southwest corner of Bay Rd. and Canal Rd. 911 Address: 20600 Bay Rd., Rehoboth Beach. Zoning District: GR. Tax Parcel: 334-19.12-52.00

Case No. 12302 – Geoffrey S. & Lynn M. Piotroski seek variances from the cornerfront, rear yard, front yard, side yard, and fence height setback requirements for existing and proposed structures. (Sections 115-25, 115-183, 115-184, and 115-185 of the Sussex County Zoning Code). The property is located on the southwest corner of Monroe Ave. and Lighthouse Rd. in the Edgewater Acres subdivision. 911 Address: 38940 & 38934 Monroe Ave., Selbyville. Zoning District: AR-1. Tax Parcels: 533-20.19-15.00 & 533-20.19-16.00

Case No. 12303 – Joanne Zetusky 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 northeast side of Oak St. approximately 240 ft. north of Club House Rd. in the Banks Acres subdivision. 911 address: 31435 Oak St., Ocean View. Zoning District: GR. Tax Parcel: 134-12.00-111.00

Old Business

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. 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)

Additional Business



**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 April 3, 2019 at 2:00 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 11, 2019 (to update Case No. 12298 Lands of Helen Grant)

Revised April 16, 2019 (to add Old Business Case No. 12291 and 12294)

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