

## BOARD OF ADJUSTMENT

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# Sussex County

DELAWARE  
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## REVISED AGENDA

May 7, 2018

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for March 5, 2018

### Approval of Finding of Facts for March 5, 2018

### Old Business

**Case No. 12118 – Donald & Margaret Dzedzy** seek variances from the front and side yard setbacks (Sections 115-25 of the Sussex County Zoning Code). The property is located on the north side of Seagrass Ct., approximately 641 ft. west of Seagrass Plantation Ln. 911 Address: 29766 Seagrass Ct., Dagsboro. Zoning District: AR-1. Tax Map: 134-7.00-101.00

**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

### Public Hearings

**Case No. 12131 – Donald May Sr. & Susan May** seek a variance from the front yard setback for an existing structure (Section 115-42 of the Sussex County Zoning Code). The property is located at the southwest side of 3<sup>rd</sup> St., approximately 200 feet west of Midway Dr. 911 Address: 503 3<sup>rd</sup> St., Rehoboth Beach. Zoning District: GR. Tax Map: 334-13.00-70.04

**Case No. 12132 – Richard & Rhonda Zimmerman** seek variances from the front yard setback for existing structures (Section 115-42 of the Sussex County Zoning Code). The property is located west side of North Dr., at the end of 2<sup>nd</sup> St. 911 Address: 301 North Dr., Rehoboth Beach. Zoning District: GR. Tax Map: 334-13.00-61.03

**Case No. 12133 – Sun Homes** seeks a variance from the separation distance between units



for a proposed structure (Section 115-172 of the Sussex County Zoning Code). The property is located on the north side of Center Ave., approximately 209 feet northeast of Tanglewood Ave. 911 Address: 19986 Center Ave., Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-13.00-310.00-3080

**Case No. 12134 –Sun Homes** seeks a variance from the separation distance between units for a proposed structure (Section 115-172 of the Sussex County Zoning Code). The property is located on the south side of Delaware Ave., approximately 164 feet southwest of Skyview St. 911 Address: 20021 Delaware Ave., Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-13.00-310.00-3425

**Case No. 12135 – David Popovich** seeks a variance from the side yard setback for an existing structure (Sections 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the south side of Gainsborough Dr., approximately 750 feet southeast of Dartmouth Dr. in the Rolling Meadows Subdivision. 911 Address: 37 Gainsborough Dr., Lewes. Zoning District: AR-1. Tax Map: 334-6.00-855.00

**Case No. 12136 – Pat Nickols** seeks a variance from the maximum fence height (Section 115-185 of the Sussex County Zoning Code). The property is located on the south side of Reynold’s Pond Rd. (Rd. 231), approximately 450 feet east of Cedar Creek Rd. (Rd. 212). 911 Address: 24294 Reynold’s Pond Rd., Milton. Zoning District: GR. Tax Map: 235-7.00-10.01

**Case No. 12137 – Minos Market LLC** seeks a variance from the front yard setback for an existing structure and a special use exception for a garage/studio apartment (Sections 115-23, 115-25, 115-182, and 115-210 of the Sussex County Zoning Code). The property is located on the southeast side of Minos Conway Rd. (Rd. 265), approximately 340 feet southwest of Point Rd. 911 Address: 17127 Minos Conway Rd., Lewes. Zoning District: AR-1. Tax Map: 334-5.00-69.00

**Case No. 12138 – April Black & Cydnee Martin** seek a special use exception to operate a tourist home (also referred to as a bed and breakfast inn) (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the east side of Gravel Hill Rd. (Rt. 30), approximately 988 feet south of Bennum Switch Rd. (Rd. 294). 911 Address: 20221 Gravel Hill Rd., Georgetown. Zoning District: AR-1. Tax Map: 135-16.00-65.00

**Additional Business**

~~Case No. 11744 – Michael K. Mantlo & Hilda L. Mantlo seek a special use exception to place a manufactured home type structure for a medical hardship (Sections 115-23A and 115-210A(1) of the Sussex County Zoning Code). The property is located on the north side of Salt Barn Rd. approximately 1,390 ft. west of Old Stage Rd. 911 Address: 11101 Salt Barn Rd., Laurel. Zoning District: AR-1. Tax Map: 332-8.00-2.01~~

~~**REQUEST FOR A TWELVE (12) MONTH TIME EXTENSION**~~

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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 April 17, 2018 at 8:50 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: April 17, 2018 (to add Additional Business Case No. 11744)

Revised: April 26, 2018 (to add Approval of Minutes and Finding of Facts for March 5, 2018)

Revised: May 7, 2018 (to remove Additional Business Case No. 11744)

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