

## BOARD OF ADJUSTMENT

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



# Sussex County

DELAWARE  
sussexcountype.gov

(302) 855-7878 T  
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## REVISED AGENDA

June 3, 2019

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for April 1, 2019

### Approval of Findings of Fact for April 1, 2019

### Approval of Minutes for April 15, 2019

### Approval of Findings of Fact for April 15, 2019

### Public Hearings

**Case No. 12309 – Martha Austin** seeks variances from the rear yard setback for proposed structures (Sections 115-42 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of Beaver Dam Reach in the Woods at Seaside subdivision approximately 0.5 miles east of Munchy Branch Rd. 911 Address: 116 Beaver Dam Reach, Rehoboth Beach. Zoning District: GR. Tax Parcel: 334-13.00-1280.00

**Case No. 12310 – Ronald Saxton, Barbara Saxton & Deborah Morgan** seek a variance from the rear yard setback requirements for an existing deck (Sections 115-50 and 115-183 of the Sussex County Zoning Code). The property is located on the south side of Clover Ln. approximately 466 ft. east of Bethany Dr. in the Bethany Meadows subdivision. 911 Address: 38272 Clover Ln., Frankford. Zoning District: HR-2. Tax Parcel: 134-17.00-370.00

**Case No. 12311 – Marianne & Neil Young** seek variances from the side yard setback and the rear yard setback requirements for a proposed garage (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the north side of Briarhook Rd. approximately 157 ft. east of Hensley Rd. 911 Address: 4373 Briarhook Rd., Seaford. Zoning District: AR-1. Tax Parcel: 531-6.00-16.05



**Case No. 12312 – Raymond Stepp** seeks variances from the side yard, rear yard and separation distance requirements for existing structures (Sections 115-25, 115-172 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the west side of Sheffield Dr. approximately 435 ft. south of Andover Ln. in the Sussex East Manufactured Home Park. 911 Address: 13 Sheffield Dr., Lewes. Zoning District: AR-1. Tax Parcel: 334-5.00-165.00 Unit 36947

**Case No. 12313 – Carl E. Haws** seeks a variance from separation distance requirement for an existing structure (Sections 115-42 and 115-172 of the Sussex County Zoning Code). The property is located on the west side of Lantern Ln. approximately 193 ft. northwest of Olde Coach Dr. in the Colonial East Manufactured Home Park. Address: 49 Lantern Ln., Rehoboth Beach. Zoning District: GR. Tax Parcel: 334-6.00-335.00 Unit 53002

**Case No. 12314 – Dutch Country Market – Sam Petersheim** seeks a variance from the front yard setback requirements for a proposed structure (Sections 115-82 and 115-182 of the Sussex County Zoning Code). The property is a through lot located on the northeast side of Trussum Pond Rd. and on the southwest side of Commercial Ln. approximately 995 ft. southeast of Sussex Hwy. (Rt. 13).911 Address: 11233 Trussum Pond Rd., Laurel. Zoning District: C-1. Tax Parcel: 332-1.00-102.05

**Case No. 12315 – Frank Brennen Garrison** seeks a variance from the front yard setback requirements for a proposed structure (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located west side of Rogers Ave. approximately 230 ft. southwest of Coastal Hwy. (Rt. 1) in the Ann Acres subdivision. 911 Address: 20980 Rogers Ave., Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.13-41.00

**Case No. 12316 – K. Hovnanian’s Four Seasons at Belle Terre, LLC** seek a variance from the maximum fence height requirement for a proposed fence (Sections 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the northwest corner of Dorman Farm Ln. and Mulberry Knoll Rd. approximately 0.34 miles northwest of John J. Williams Hwy. (Rt. 24). 911 Address: N/A. Zoning District: AR-1. Tax Parcel: 334-12.00-16.05

**Additional Business**

~~Consideration of Request for Rehearing for case 12270 – Mark & Yvette Lewis~~

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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 May 9, 2019 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 May 24, 2019 (to add approval of Minutes and Findings of Fact for April 15, 2019)**

**Revised May 30, 2019 (to remove Consideration for Rehearing for Case 12270 Mark & Yvette Lewis)**

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