

DALE A. CALLAWAY, CHAIRMAN  
JEFFREY M. HUDSON  
JOHN M. MILLS  
NORMAN C. RICKARD  
E. BRENT WORKMAN



2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DE 19947  
(302) 855-7878 T  
(302) 854-5079 F  
sussexcountyde.gov

# Sussex County Board of Adjustment

## REVISED AGENDA

JUNE 6, 2016

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Public Hearings

**Case No. 11776 – Tina E. Windsor** seeks a variance from the side yard setback (Sections 115-34B and 115-185F of the Sussex County Zoning Code). The property is located on the south side of Club House Rd. approximately 19 ft. west of Bay Haven St. 911 Address: 37400 Club House Rd., Ocean View. Zoning District: MR. Tax Map: 134-8.00-74.00

**Case No. 11777 – David P. Elliott Construction, LLC** seeks a variance from the front yard setback (Section 115-25C of the Sussex County Zoning Code). The property is located on the south side of Beacon Cir. approximately 380 ft. east of Robinson Dr. 911 Address: 65 Beacon Cir. Millsboro. Zoning District: AR-1. Tax Map: 133-19.00-279.00

**Case No. 11778 – Carol Walker** seeks variances from the side yard setbacks (Sections 115-25C and 115-185F of the Sussex County Zoning Code). The property is located on the southwest side of Council Ln. approximately 40 ft. west of Herring Landing. 911 Address: 35480 Council Ln., Lewes. Zoning District: AR-1. Tax Map: 234-24.00-25.00

**Case No. 11780 – BE & F, LLC** seeks a variance from the rear yard setback (Sections 115-25C of the Sussex County Zoning Code). The property is located on the south side of Elmwood Ave. E. approximately 1,214 ft. south of Woodland Cir. 911 Address: 23801 Elmwood Ave. E., Lewes. Zoning District: AR-1. Tax Map: 234-18.09-3.00

**Case No. 11781 – Ruth Ann Crovetto** seeks a variance from the rear yard setback (Sections 115-25C and 115-183C of the Sussex County Zoning Code). The property is located on the south side of Mallard Dr. approximately 200 ft. west of Bay Dr. 911 Address: 5 Mallard Dr., Lewes. Zoning District: AR-1. Tax Map: 234-12.00-121.00



**Case No. 11782 – Richard & Phyllis Carmine** seek a special use exception to retain a manufactured home type structure for a security office (Sections 115-80A and 115-210A(1) of the Sussex County Zoning Code). The property is located on the southwest corner of Trussum Pond Rd. and Old Stage Rd. 911 Address: 11450 Trussum Pond Rd., Laurel. Zoning District: C-1. Tax Map: 332-2.00-82.00

**Case No. 11783 – William K. & Edna M. Messmer** seek a special use exception for a private garage for more than four (4) cars and per 900 SF floor area (Sections 115-23C(1) and 115-210A(3)(a) of the Sussex County Zoning Code). The property is located on the north side of Middleford Rd. approximately 97 ft. west of Pineview Rd. 911 Address: 9445 Middleford Rd., Seaford. Zoning District: AR-1. Tax Map: 331-6.00-50.00

**Case No. 11784 – Julie & Claude Saragosa** seek a variance from the side yard setback (Section 115-25C of the Sussex County Zoning Code). The property is located on the west side of Boat Dock Cir. E. approximately 170 ft. north of Woodland Cir. 911 Address: None Available. Zoning District: AR-1. Tax Map: 234-11.20-268.01

### **Old Business**

**Case No. 11771 – Wayne James Brzoska** seeks variances from the front yard, side yard, and rear yard setbacks (Sections 115-25C, 115-182D, 115-182B, and 115-183C of the Sussex County Zoning Code). The property is located on the northeast corner of Basin St. and Bald Eagle Rd. 911 Address: 37403 Basin St., Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-19.16-18.01

**Case No. 11772 – Rickie Todd** seeks a variance from the height requirement for a fence (Section 115-185C of the Sussex County Zoning Code). The property is located on the west side of Lewis Dr. at the end of Chipmans Ln. 911 Address: 244 Lewis Dr., Laurel. Zoning District: AR-1. Tax Map: 232-12.20-12.00

### **Additional Business**

**Case No. 11204 – Bay Twenty, LLC** seek a special use exception for additional “temporary” ground signs (Sections 115-41 and 115-159I of the Sussex County Zoning Code). The property is located on the south side of Rt. 20 (Zion Church Rd.) corner of Rd. 382A (Johnson Rd.) within Fox Haven Subdivision. 911 Address: None Available. Zoning District: GR. Tax Map: 533-11.00-45.01 & 46.03

**REQUEST 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 May 13, 2016, at 10:31 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 17, 2016 (to include Old Business Case Nos. 11771 & 11772)

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