



# BOARD OF ADJUSTMENT

## AGENDAS & MINUTES

JUNE 20, 2011

The Sussex County Board of Adjustment will hold a public hearing on Monday evening, JUNE 20, 2011, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### REVISED AGENDA

1. Minutes of June 6, 2011
2. Hearings

- |                |  |
|----------------|--|
| Case No. 10803 | County Development Associates, LLC – north of Route 1<br>approximately 240 feet east of Road 270 A<br>A variance from the front yard setback requirement and an<br>additional ground sign.<br>WITHDRAWN JUNE 17, 2011        |
| Case No. 10804 | Francis G. and Mary Lou Bentz and Jennie M. Bentz – southeast<br>of Road 368 (Beaver Dam Road) south of Ocean Air Drive<br>being Lot A16 within Ocean Air development.<br>A variance from the side yard setback requirement. |
| Case No. 10805 | James and Cindy Lawrence – northwest of Route 113 (DuPont-<br>Blvd) being Lot 7 within Juliann Acres development.<br>A variance from the side yard setback requirement.  |
| Case No. 10806 | Vincent Oddo – northwest of Road 436 (Curley Drive)<br>approximately 1,300 feet southeast of Road 439<br>(English Road).<br>A special use exception to place a multisection home that is more<br>than five (5) years old.    |
| Case No. 10807 | The Farmer's Market @ Sea Colony – northwest corner of Route<br>1 (Coastal Highway) and West Way.<br>A special use exception for an outdoor display or promotional<br>display for a period of five (5) years.                |

- Case No. 10808      Ralph Page – south of Route 54 east of Grant Avenue  
                                 being Lot 1 Block 6 within Cape Windsor.  
                                 A variance from the corner yard and side yard setback  
                                 requirement.
- Case No. 10809      Turnstone Builders – east of Route 1 (Coastal Highway) southeast  
                                 corner of Collins Avenue and Mary Avenue, being  
                                 Lot 5 within Indian Beach Surf Club development.  
                                 A variance from the side and rear yard setback requirement.
- Case No. 10810      Gerald W. Hocker – east of Road 17, 609 feet, south of Route 26  
                                 A special use exception to place a billboard, a variance from  
                                 setback requirement and the height requirement.
- Case No. 10811      Dewitt Flem – west of Road 562 (Progress School Road), 2,750  
                                 feet, south of Road 404  
                                 A special use exception to place a manufactured home on a  
                                 medical hardship.

#### OTHER BUSINESS

- Case No. 10633      26 Centre, LLC – northeast corner of Route 26 and Road 327.  
                                 A special use exception to place a billboard, a variance from the  
                                 maximum allowable square footage of a billboard, variance from  
                                 the maximum height requirement, variance from setback  
                                 requirement from dwelling, church, school, public lands or another  
                                 sign.  
                                 Time Extension

#### OLD BUSINESS

- Case No. 10802      Marilyn Finn – southwest of Front Street (aka 39B) approximately  
                                 1,500 feet north of Road 39 (Primehook Road), being Lot  
                                 77 within Primehook Beach development.  
                                 A variance from the front and side yard setback requirement.

Pursuant to 29 Del.C § 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: MAY 23, 2011

POSTED: JUNE 6, 2011

POSTED: JUNE 13, 2011

(To include other business Case No. 10633)

(To include old business Case No. 10802)

REVISED: JUNE 17, 2011  
(Revised for withdrawal of Case No. 10803)