

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

JULY 11, 2016

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes of May 16, 2016

### Approval of Finding of Facts of May 16, 2016

### Public Hearings

**Case No. 11792 – Martin R. Spindler and K. Noel Spindler** seek 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 north side of Jahnigen Dr. within the Hamlet at Dirickson Pond off Bayard Dr. 911 Address: 36846 Jahnigen Dr., Frankford. Zoning District: AR-1. Tax Map: 533-11.00-432.00

**Case No. 11793 – Edward Hinczynski and Caryl Baff Hinczynski** seek a variance from the side yard setback (Section 115-25C of the Sussex County Zoning Code). The property is located on the north side of Willow Dr. approximately 474 ft. west of Lakeview Rd. 911 Address: 23560 Willow Dr., Millsboro. Zoning District: AR-1. Tax Map: 133-19.00-367.00

**Case No. 11794 – Leonard L. Mathias & Susan J. Mathias** seek variances from the front yard setback (Sections 115-42B and 115-185A of the Sussex County Zoning Code). The property is located on the north side of Cherry Ln. approximately 336 ft. east of Cypress Dr. in Angola Neck Park. 911 Address: 34295 Cherry Ln., Lewes. Zoning District: GR. Tax Map: 234-12.18-123.00

**Case No. 11795 – Herman, Charles, Calvin, & Robert Wilkerson, Edith Rickards, Executrix** seeks a special use exception to retain a manufactured home type structure (Sections 115-23C(15) and 115-210A(3)(q) of the Sussex County Zoning Code). The property is located on the northeast corner of Pear Tree Rd. and Lowes Crossing Rd. 911 Address: 21473 Lowes Crossing Rd., Millsboro. Zoning District: AR-1. Tax Map: 333-7.00-24.00



**Case No. 11796 – Joan Clarke** seek variances from the front yard, side yard and rear yard setbacks (Section 115-34B of the Sussex County Zoning Code). The property is located on the north side of Virginia Ave. approximately 159 ft. east of N. Bay Shore Dr. 911 Address: 6 Virginia Ave., Milton. Zoning District: MR. Tax Map: 235-4.13-44.00

**Case No. 11797 – Gregory & Chaminie Wheeler** seek a variance from the front yard setback (Section 115-34B of the Sussex County Zoning Code). The property is located on the west side of Hassell Ave. approximately 283 ft. north of Assawoman St. 911 Address: 35211 Hassell Ave., Bethany Beach. Zoning District: MR. Tax Map: 134-20.12-33.00

**Case No. 11798 – Rod & Beth Carson** seek variances from the front yard, side yard, and rear yard setbacks (Sections 115-34B and 115-185F of the Sussex County Zoning Code). The property is located on the southwest side of Lagoon Ln. approximately 302 ft. south of Bay Haven St. 911 Address: 37740 Lagoon Ln., Ocean View. Zoning District: MR. Tax Map: 134-8.00-133.00

**Case No. 11799 – Home Team Realty** seek a variance from the front yard (Section 115-82B of the Sussex County Zoning Code). The property is located on the east side of Sussex Hwy. approximately 811 ft. south of Sycamore Rd. 911 Address: 30661 Sussex Hwy., Laurel. Zoning District: C-1. Tax Map: 232-12.00-132.02

**Case No. 11800 – Willard J. Hayes** seek a variance from the front yard (Section 115-77A of the Sussex County Zoning Code). The property is located on the east side of Sussex Hwy. approximately 0.7 mile south of Iron Hill Rd. 911 Address: 36959 Sussex Hwy., Delmar. Zoning District: C-1. Tax Map: 532-20.00-97.01

### **Old Business**

**Case No. 11786 – Robert and Amanda Wooldridge** seek variances from the separation requirement between units in a mobile home park, maximum lot coverage allowable in a mobile home park, and rear yard setback (Sections 115-172G(4) and 115-172G(7) of the Sussex County Zoning Code). The property is located on the east side of Old Landing Rd. approximately 350 ft. north of Airport Rd. 911 Address: 357 Magnolia Rd., Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-13.00-164.00-39071

### **Additional Business**

Reorganization

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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 June 13, 2016, at 9:09 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: June 21, 2016 (to include Old Business Case No. 11786)

Revised: June 28, 2016 (to include Approval of Minutes and Finding of Facts for May 16, 2016).

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