

DALE A. CALLAWAY, CHAIRMAN  
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# Sussex County Board of Adjustment

## REVISED AGENDA

JULY 21, 2014

7:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes of June 2, 2014

### Approval of Finding of Facts of June 2, 2014

### Public Hearings

#### Case No. 11417 Kathleen A. Verano

northwest of Road 283 A (Ward Road) and being southwest of Cedarwood Lane and being more specifically Lot 2 Beachwoods II Subdivision (911 Address: 33048 Cedarwood Lane, Lewes, Delaware) (Tax Map I.D. 3-34-11.00-106.00).

A variance from the rear yard setback requirement.

#### Case No. 11418 Timothy L. and Tina L. Hutchins

north of Route 54 (Lighthouse Road) and being southeast of Pintail Drive, 300 feet northeast of Swann Drive and being Lot 7 Block I Section B within Swann Keys Subdivision (911 Address: 36942 Pintail Drive, Selbyville, Delaware) (Tax Map I.D. 5-33-12.16-61.00).

A variance from the front yard, side yard, and rear yard setback requirement.

#### Case No. 11419 Paul A. King and Gladys D. King

southwest of Route 54 (Lighthouse Road) and being northeast of Taft Avenue and being Lot 2 Block 2 within Cape Windsor Subdivision (911 Address: 388817 Taft Avenue, Selbyville, Delaware) (Tax Map I.D. 5-33-20.18-170.00).

A variance from the side yard and front yard setback requirement for a thru lot.

#### Case No. 11420 Gerald W. and Emily W. Hocker

southeast corner of the intersection of Route 17 (Roxanna Road) and Route 26 (Atlantic Avenue) (911 Address: None Available) (Tax Map I.D. 1-34-12.00-330.01).

A special use exception to place a manufactured home type structure for business, commercial use and a variance from the front yard setback requirement.



**Case No. 11421 Loretta M. Bemederfer, formerly known as Loretta M. Broomer**  
northeast of Route 5 (Oak Orchard Road) aka Road 297 and being northwest of Mercer Avenue, 220 feet northeast of Paul Street (911 Address: 33277 Mercer Avenue, Millsboro, Delaware) (Tax Map I.D. 2-34-35.05-93.00).

A variance from the front yard and side yard setback requirement.

**Case No. 11422 The Bay House, LLC c/o Kelly DeMaio, Trustee**  
south Road 277 (Angola Road) and being west of Oak Street, 120 feet south of Oak Street West and being Lot 40 Block C within Angola-By-The-Bay Subdivision (911 Address: 23528 Oak Street E, Millsboro, Delaware) (Tax Map I.D. 2-34-17.08-190.00).

A variance from the front yard and rear yard setback requirement.

**Case No. 11423 Bruce S. Casher**

south of Route 54 (Lighthouse Road) and being southwest of Wilson Avenue, 325 feet east of Lincoln Drive and being Lot 28 Block 3 within Cape Windsor Subdivision (911 Address: 38792 Wilson Avenue, Selbyville, Delaware) (Tax Map I.D. 5-33-20.18-134.00)

A variance from the side yard and rear yard setback requirement.

**Case No. 11424 Joseph Baker**

north of Route 54 (Lighthouse Road) 1,112 feet west of Route 389 (Dickerson Road) (911 Address: 33053 Lighthouse Road, Selbyville, Delaware) (Tax Map I.D. 5-33-18.00-12.00)

A special use exception to retain a commercial dog kennel.

**Case No. 11425 30984 Heather Lane, LLC**

east of Route One (Coastal Highway) and being east of Heather Lane and along Atlantic Ocean and being Lot 10 within Bethany Dunes Subdivision (911 Address: 30984 Heather Lane, Bethany Beach, Delaware) Tax Map I.D. 1-34-9.00-424.00)

A variance from the front yard setback requirement.

**Case No. 11426 Mr. and Mrs. Jack Dillon Sr.**

east of Route One (Coastal Highway) and being southwest corner of Bunting Avenue and Virginia Avenue and being Lot 4 Section C of lands of L.P. Faucett Subdivision in the unincorporated area near Fenwick Island (911 Address: None Available) (Tax Map I.D. 1-34-23.20-107.00)

A variance from the side yard setback requirement.

## **Other Business**

Executive Session

## **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 17, 2014, at 3:00 p.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: July 8, 2014 (to include Other Business and Reorganization)**

**Revised: July 9, 2014 (to include Minutes & Finding of Facts for June 2, 2014)**

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