

BOARD OF ADJUSTMENT

JOHN M. MILLS, CHAIRMAN
DALE A. CALLAWAY
ELLEN MAGEE
BRUCE MEARS
E. BRENT WORKMAN



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878 T
(302) 845-5079 F

AGENDA

August 6, 2018

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for May 21, 2018

Approval of Findings of Fact for May 21, 2018

Approval of Minutes for June 4, 2018

Approval of Findings of Fact for June 4, 2018

Old Business

Case No. 12165 – Tilcon Materials, Inc. seeks a special use exception to have an asphalt batching plant (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the west side of Joseph Ln., approximately 1,745 feet north of Bunting Rd. 911 Address: 22351 Joseph Ln., Georgetown. Zoning District: AR-1. Tax Parcel: 133-6.00-53.09

Case No. 12169 – Furniture & More seeks a special use exception to place a tent for special events (Sections 115-80 & 115-210 of the Sussex County Zoning Code). The property is located on the west side of Beacon Dr., north of Lighthouse Rd. 911 Address: 38993 Beacon Dr., Fenwick Island. Zoning District: C-1. Tax Parcel: 134-23.00-3.04

Public Hearings

Case No. 12174 – Gerald Richardson seeks a variance from the minimum lot width requirement for a proposed subdivision (Section 115-34 of the Sussex County Zoning Code). The property is located on the south side of Omar Rd., approximately 662 ft. west of Powell Farm Rd. 911 Address: 34152 Omar Rd., Frankford. Zoning District: MR. Tax Parcel: 134-11.00-89.00

Case No. 12175 – Carlos Martins seeks variances from the front yard, corner front yard, and rear yard setback requirements for proposed structures (Section 115-34 & 115-182 of the Sussex



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County Zoning Code). The property is located on the northeast corner of Todd Dr. and Hassel Ave. in the Bayview Park development. 911 Address: 34956 Todd Dr., Bethany Beach. Zoning District: MR. Tax Parcel: 134-20.12-6.00

Case No. 12176 – Rosell Rivera seeks variances from the front yard setback requirement for existing structures (Section 115-25 & 115-182 of the Sussex County Zoning Code). The property is located on the south side of English Rd., approximately 230 ft. east of Curley Dr. 911 Address: 19412 English Rd., Millsboro. Zoning District: AR-1. Tax Parcel: 333-3.00-1.06

Case No. 12177 – Robert Hickman Properties seeks a variance from the minimum lot width requirement for a proposed subdivision (Section 115-25 of the Sussex County Zoning Code). The property is located on Irons Ln., approximately 721 ft. north of Holts Landing Rd. and on Holts Landing Rd., approximately 1,253 ft. of Irons Ln. 911 Address: N/A. Zoning District: AR-1. Tax Parcel: 134-7.00-153.00

Case No. 12178 – Mandil Family, LLC seeks variances from the side yard and rear yard setback requirements for proposed structures (Sections 115-25 & 115-183 of the Sussex County Zoning Code). The property is located on the west side of Harbor Rd., approximately 60 ft. south of S. Rodney Dr. in North Shores development. 911 Address: 37 Harbor Rd., Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-14.05-13.00

Case No. 12179 – Colonial East, L.P. seeks a variance from the side yard setback requirement for a proposed structure (Section 115-25 of the Sussex County Zoning Code). The property is located on the north side of Lewes-Georgetown Hwy., approximately 741 ft. east of Minos Conway Rd. 911 Address: 30769 Lewes-Georgetown Hwy., Lewes. Zoning District: AR-1. Tax Parcel: 334-5.00-166.00

Case No. 12180 – Brian & Alice Lisiewski seek variances from the front yard and rear yard setback requirements for a proposed structure (Sections 115-25, 115-182, & 115-183 of the Sussex County Zoning Code). The property is located on the west side of Sussex Rd., approximately 456 ft. north of the intersection with Kent Rd. and New Castle Rd. in Indian River Acres development. 911 Address: 30165 Sussex Rd., Dagsboro. Zoning District: AR-1. Tax Parcel: 134-7.00-30.00

Case No. 12181 – Philip & Lorraine Gilson seek a variance from the side yard setback requirement for a proposed structure (Sections 115-25 & 115-185 of the Sussex County Zoning Code). The property is located on the north side of Red Oak Dr., approximately 98 ft. west of Persimmon Ln. in Reddenwood development. 911 Address: 17900 Red Oak Dr., Milton. Zoning District: AR-1. Tax Parcel: 235-24.00-128.00

Board of Adjustment meetings can be monitored on the internet at
www.sussexcountyde.gov.



In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 24, 2018 at 3:30 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.

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