



## *Board of Adjustment*

Agendas & Minutes

AUGUST 7, 2006

The Sussex County Board of Adjustment will hold a public hearing on Monday evening, AUGUST 7, 2006, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### REVISED AGENDA

1. Minutes of July 24, 2006

2. Hearings

- |               |   |
|---------------|---|
| Case No. 9575 | David and Anne Allen – northwest of Road 535, 54 feet east of Brown Street, being Lots 2, 3, and 4 within Charles G. Friedel Subdivision.<br>A variance from the front yard and side yard setback requirements. |
| Case No. 9576 | Erica Browning and Mark Wilkins – southwest of Road 47, 490 feet northwest of Road 295.<br>A variance from the maximum age requirement for a manufactured home placement.                                       |
| Case No. 9577 | Jean Athan – southeast of Road 17, .44 mile northeast of Road 365<br>A special use exception for special events and a special use exception to retain a riding academy.   |
| Case No. 9578 | S & E Gallo Family Limited Partnership – west of Road 268, 205 feet south of Road 269.<br>A variance for an additional ground sign.   |
| Case No. 9579 | Keith Properties – southwest of Route 54, south of Water Walk Way, being Lot 23 within Fenwick Shoals development.<br>A special use exception to place a manufactured home type structure as a sales office.    |
| Case No. 9580 | Ryan Homes – northwest of Road 274, 1,352 feet northeast of Road 275, being Lot 1 within The Landing At Rehoboth development.   |

- A special use exception to place a manufactured home type structure as a sales office.  
WITHDRAWN JULY 27, 2006
- Case No. 9581      Manny's Car Wash – northeast of Route 1-A, 1,000 feet northwest of Road 273.  
A special use exception to replace an existing billboard, a variance from the front yard and side yard setback requirements, and a variance from the maximum allowable square footage requirement for a sign.
- Case No. 9582      Steve Becker – northeast of Road 274, northeast of C Street, being Lot C-6 within Rehoboth Bay Mobile Home Park.  
A variance from the side yard setback requirement and a variance from the separation requirement between units in a mobile home park.
- Case No. 9583      R. Scott and Jeannette Pauli – northwest of Route 16, northeast of Beach Plum Drive, being Lot 2, Block A, Section 2 within North Shores development.  
A variance from the side yard and front yard setback requirements.
- Case No. 9584      Delaware Early Childhood Center – west of U.S. Route 13, 327 feet south of Road 481.  
A special use exception for a child care center.
- Case No. 9585      Geneth Anthony – south of Road 224, north of Adams Circle, being Lot 85, Section III, within Cedar Creek Estates development.  
A variance from the front yard setback requirement.
- Case No. 9586      James Bailey – northwest of Route 16, northwest of W. Virginia Avenue, being Lot 15, Section E within Broadkill Beach.  
A variance from the side yard and rear yard setback requirements.
- Case No. 9587      Robin Adkins, Jr. and Stephanie Ewell – west of U. S. Route 13, south of Pine Ridge Drive, being Lot 16 within Pine Ridge Mobile Home Park.  
A variance from the side yard setback requirement and a variance from the separation requirement between units in a mobile home park.
- Case No. 9588      Ian Stuart Anderson – east of Route One, 310 feet south of West Virginia Avenue, being Lot 8, Section D.  
A variance from the front yard setback requirement.
- Case No. 9589      Edgar Wroten, Jr. and Christine Williams – south of Road 566A,

1,515 feet east of Road 562.  
A variance from the rear yard setback requirement.

Case No. 9590      Mary H. Cordrey – south of Road 253, north of McDonald Drive,  
being Lot 16 within Briarwood Manor development.  
A variance from the side yard setback requirement.

#### OLD BUSINESS

Case No. 9557      Irma J. Ball – north of Road 506 (Shockley Road), 610 feet south-  
west of Road 498 (Ellis Grove Road).  
A special use exception to place a manufactured home on a  
medical hardship basis.

Case No. 9564      Ed and Lynn Lester – north of Road 312, 1,080 feet east of Road  
311, being Lot 1 within Riverdale Park.  
A variance from the side yard setback requirement and a variance  
from the walkway requirement between a swimming pool and  
fence.

Case No. 9565      Sony Corporation of America – southwest of Road 14, 1,050 feet  
southeast of Road 283.  
A variance for an additional wall sign.

Case No. 9569      The Whayland Co., Inc. – east of U.S. Route 13, north corner of  
Road 462.  
A variance from the maximum square footage requirement for a  
sign and a variance for additional wall signs.

Case No. 9574      Ron's Mobile Homes – east of Road 274, south of Bay Drive,  
being Lot 42 within Rehoboth Bay Mobile Home Park.  
A variance from the side yard setback requirement and a variance  
from the separation requirement between units in a mobile home  
park.

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: JUNE 29, 2006

REVISED: JULY 21, 2006

(Revised to include Old Business)

REVISED: JULY 25, 2006

(Revised to include additional Old Business)

REVISED: JULY 31, 2006  
(Revised for withdrawal of Case No. 9580)