

BOARD OF ADJUSTMENT

DALE A. CALLAWAY, CHAIRMAN
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NORMAN C. RICKARD
E. BRENT WORKMAN



Sussex County

DELAWARE
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(302) 855-7878 T
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REVISED AGENDA

August 7, 2017

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for June 5, 2017

Approval of Finding of Facts for June 5, 2017

Old Business

Case No. 11992 – Tevy and Linda W. Schlafman seek a variance from the rear yard setback (Section 115-34 of the Sussex County Zoning Code). The property is located at the west side of Tivoli Ct. approximately 119 feet off Bella Via Way. 911 Address: 32880 Tivoli Ct., Ocean View. Zoning District: MR. Tax Map: 134-12.00-2463.00

Case No. 11995 – KLEM, LLC seeks variances from the height requirement (Sections 115-82 and 115-179 of the Sussex County Zoning Code). The property is located at the southwest corner of Coastal Hwy. (Rt. 1) at the intersection with South St. 911 Address: 19178 Coastal Hwy., Rehoboth Beach. Zoning District: C-1. Tax Map: 334-13.00-157.00 & 158.00

Case No. 11997 – Windstone, LLC seeks variances from the front yard setback (Section 115-25 of the Sussex County Zoning Code). The property is located at the south side of Riverstone Rd. approximately 110 feet east of Brookstone Dr. 911 Address: 29649 Riverstone, Dr., Milton. Zoning District: AR-1. Tax Map: 235-22.00-1102.00

Public Hearings

Case No. 12000 – George Cole Jr. seeks a variance from the front yard setback (Section 115-42 of the Sussex County Zoning Code). The property is located at the south side of Birch St. approximately 294 feet west of Parker House Rd. 911 Address: 37648 Birch St., Ocean View. Zoning District: GR. Tax Map: 134-16.00-462.00



Case No. 12001 – John Floyd Lingo, III seeks a variance from the front yard setback (Sections 115-82, 115-83.8, and 115-185 of the Sussex County Zoning Code). The property is located on the southeast corner at the intersection of Harbeson Rd. (Rt. 5) and Lewes-Georgetown Hwy. (Rt. 9/404). 911 Address: 26452, 26454, 26462, 26466, and 26474 Lewes-Georgetown Hwy., Harbeson. Zoning District: CR-1. Tax Map: 235-30.00-68.00 & 69.00

Case No. 12002 – Little Einstein’s Pre-School LLC seeks a special use exception to expand operations of a daycare facility (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located at the east side of Sand Hill Rd. (Rt. 319) approximately 2,000 feet north of Rt. 18. 911 Address: None Available. Zoning District: C-1. Tax Map: 135-15.00-38.00

Case No. 12003 – Coastal Station Development Co., LLC seeks a special use exception to allow multi-family dwellings and structures of mixed commercial and residential use and a variance from the building length for a multi-family dwelling (Sections 115-80, 115-83.6, and 115-188(E) of the Sussex County Zoning Code). The property is located at the northeast corner of Coastal Hwy (Rt. 1) and Holland Glade Rd. (Rt. 271). 911 Address: 19791 Coastal Hwy., Rehoboth Beach. Zoning District: C-1/CR-1. Tax Map: 334-13.00-325.08

Case No. 12004 – Seritage KMT Finance, LLC seeks a special use exception to have an outdoor display for retail sales (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located at the northeast side of Coastal Hwy. (Rt. 1) approximately 1,800 feet northwest of Holland Glade Rd. (Rt. 271). 911 Address: 19563 Coastal Hwy., Rehoboth Beach. Zoning District: C-1. Tax Map: 334-13.00-325.33

Case No. 12005 – Jose Sanchez & Lisa Niedzielski seek variances from the separation requirements and side yard setbacks (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located at the north side of Atlantic Ave. approximately 50 feet east of Tanglewood Ave. 911 Address: 20088 Atlantic Ave., Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-13.00-310.00-3060

Case No. 12006 – J.G. Townsend Jr. & Co. seeks a special use exception to use a manufactured home type structure as an office (Sections 115-25 and 115-210 of the Sussex County Zoning Code). The property is located 1,400 feet east of Kings Hwy. (Rt. 9) on Gills Neck Rd. 911 Address: None Available. Zoning District: AR-1. Tax Map: 335-12.00-3.11

Case No. 12007 – Geraldine Albano seeks variances from the front yard and side yard setbacks (Sections 115-42 and 115-182 of the Sussex County Zoning Code). The property is located at the west side of Topher Dr. approximately 200 feet south of Blackstone Dr. 911 Address: 31588 Topher Dr., Millville. Zoning District: GR. Tax Map: 134-12.00-1975.00

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 14, 2017, at 3:15 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 18, 2017 (to remove Approval of Minutes and Finding of Facts for May 15, 2017)

Revised: July 25, 2017 (to add Approval of Minutes and Finding of Facts for June 5, 2017 and to add Old Business Case No. 11992, 11995, and 11997)

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