

DALE A. CALLAWAY, CHAIRMAN
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Sussex County Board of Adjustment

AGENDA

AUGUST 15, 2016

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for June 20, 2016

Approval of Finding of Facts for June 20, 2016

Public Hearings

Case No. 11750 – Ron & Diane Abremski 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 east side of Herring View Dr. approximately 0.6 mile east of Angola Beach Rd. 911 Address: 33613 Herring View Dr., Lewes. Zoning District: AR-1. Tax Map: 234-18.00-746.00

Case No. 11757 – Pat & Karen Lewis seek a variance from the rear yard setback (Section 115-25C of the Sussex County Zoning Code). The property is located on the east side of Riverwalk Dr. in the Beaver Creek subdivision. 911 Address: 18841 River Walk Dr., Milton. Zoning District: AR-1. Tax Map: 235-30.00-517.00

Case No. 11819 – Richard C. Smith, III and Tammy L. Eisensmith seek variances from the rear yard and side yard setbacks (Section 115-42B of the Sussex County Zoning Code). The property is located on the northeast side of Ramblewood Dr. S. approximately 924 ft. northeast of Munchy Branch Rd. 911 Address: 2060 Ramblewood Dr., Rehoboth Beach. Zoning District: GR. Tax Map: 334-13.00-679.00

Case No. 11820 – Michael Chanoux and Margaret K. Chanoux seek variances from the minimum lot width requirement for a parcel and the minimum lot size requirement for a parcel (Section 115-194B(1) of the Sussex County Zoning Code). The property is located on the west side of Lockerman Rd., east side of Coastal Hwy. approximately 0.57 miles north of Steamboat Landing Rd. 911 Address: 28708 Lockerman Rd., Milton. Zoning District: AR-1. Tax Map: 235-16.00-8.00



Case No. 11821 – Luke Aaron Neiswander seeks variances from the side yard setbacks (Section 115-42B of the Sussex County Zoning Code). The property is located on the north side of Forest Rd. approximately 0.51 miles northeast of Stockley Rd. 911 Address: 20492 Forest Rd., Milton. Zoning District: GR. Tax Map: 234-5.00-8.00

Case No. 11822 – Walter & Nancy Lathbury seek a variance from the side yard setback (Sections 115-50D and 115-182B of the Sussex County Zoning Code). The property is located on the northeast corner of Bethany Dr. and Clover Ln. in the Bethany Meadows Subdivision. 911 Address: 33785 Bethany Dr., Frankford. Zoning District: HR-2. Tax Map: 134-17.00-381.00

Case No. 11823 – Vonny Byrd/ Good Beginnings Pre-School seeks a special use exception to operate a daycare facility (Sections 115-23C(5) and 115-210(3)(e) of the Sussex County Zoning Code). The property is located on the southwest corner of Penn St. and Woodland Ferry Rd. 911 Address: 10024 Woodland Ferry Rd., Laurel. Zoning District: AR-1. Tax Map: 232-12.14-55.00

Case No. 11824 – Estate of Joanne C. Emkey seeks variances from the front yard and side yard setbacks (Sections 115-34B, 115-182D and 115-185F of the Sussex County Zoning Code). The property is located on the southeast corner of Apache Pass and Pocahontas Rd. in the Blackwater Subdivision. 911 Address: 34129 Pocahontas Rd., Dagsboro. Zoning District: MR. Tax Map: 134-11.00-385.00

Case No. 11825 – Cheri Corr-Millman seeks a special use exception to use a manufactured home type structure as storage (Sections 115-23A and 115-210A(1) of the Sussex County Zoning Code). The property is located on the west side of Staytonville Rd. approximately 0.55 miles south of Webb Farm Rd. 911 Address: 14904 Staytonville Rd., Lincoln. Zoning District: AR-1. Tax Map: 230-18.00-14.04

Case No. 11826 – Stuart Ortel seeks a variance from the side yard setback (Sections 115-185F and 115-182A of the Sussex County Zoning Code). The property is located on the northeast corner of Dodd Ave, and Elizabeth Ave. in the Ann Acres Subdivision. 911 Address: 21108 Elizabeth Ave., Rehoboth Beach. Zoning District: MR. Tax Map: 334-20.13-103.00

Case No. 11827 – Paula Weir seeks a variance from the front yard setback and a special use exception for a garage/studio apartment (Sections 115-40C, 115-42B and 115-182D and of the Sussex County Zoning Code). The property is located on the east side of Arrowhead Ln. approximately 135 ft. south of Camp Arrowhead Rd. 911 Address: 34126 Arrowhead Ln., Lewes. Zoning District: GR. Tax Map: 234-12.18-22.00 & 23.00

Old Business

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

Case No. 11811 – The Resort at Massey's Landing, LLC seeks an appeal of a determination by the Planning Director (Sections 115-280B and 115-209A of the Sussex County Zoning Code). The property is located on the north and south sides of Long Neck

Rd. approximately 833 ft. southeast of Walker Rd. 911 Address: 36625 Long Neck Rd., Millsboro. Zoning District: AR-1. Tax Map: 234-25.00-31.00, 31.04, & 31.02

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 21, 2016, at 8:48 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: August 2, 2016 (to include Approval of Minutes and Finding of Facts for June 20, 2016 and Old Business Case No. 11800 and 11811)

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