

BOARD OF ADJUSTMENT

DALE A. CALLAWAY, CHAIRMAN
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Sussex County

DELAWARE
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(302) 855-7878 T
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REVISED AGENDA

August 21, 2017

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for June 19, 2017

Approval of Finding of Facts for June 19, 2017

Approval of Minutes for July 10, 2017

Approval of Finding of Facts for July 10, 2017

Public Hearings

Case No. 12008 – Envision Land Use, LLC seeks a special use exception to expand and operate an assisted living facility and a special use exception to use a manufactured home type structure as an office (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located at the south side of Lewes-Georgetown Hwy. (Rt. 9/404) approximately 4,320 feet east of Harbeson Rd. (Rt. 5). 911 Address: 26890 & 26900 Lewes-Georgetown Hwy., Harbeson. Zoning District: AR-1. Tax Map: 235-30.00-58.00 & 58.08

Case No. 12009 – Lee & Kristin Thompson seek a variance from the rear yard setback (Section 115-25 of the Sussex County Zoning Code). The property is located on the northeast side of Woodland Way approximately 512 feet northwest of Woodland Circle. 911 Address: 33213 Woodland Way, Lewes. Zoning District: AR-1. Tax Map: 234-12.17-138.00

Case No. 12010 – MacIntyre Clan Trust seeks a special use exception use a manufactured home type structure as storage (Sections 115-40 and 115-210 of the Sussex County Zoning Code). The property is located at the east side of Rider Rd. (SCR 505) approximately 1,275 feet northwest of Columbia Rd. (SCR 76). 911 Address: 34575 Rider Rd., Delmar. Zoning District: GR. Tax Map: 532-3.00-23.01



Case No. 12011 – Sun Homes seeks variances from the separation requirements (Section 115-172 of the Sussex County Zoning Code). The property is located at the north side of Center Ave. approximately 364 feet southwest of Skyview St. 911 Address: 19942 Center Ave., Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-13.00-310.00

Case No. 12012 – Randy & Kathleen J. Nosia seek variances from the front yard, side yard, and rear yard setbacks (Section 115-42 of the Sussex County Zoning Code). The property is located at the north side of Patterson Dr. approximately 1,257 feet northwest of Zoar Rd. (SCR 48). 911 Address: 32 Patterson Dr., Georgetown. Zoning District: GR. Tax Map: 234-15.00-234.00

Case No. 12013 – Melissa Bowen & Anita Kurek seek a variance from the front yard setback on a through lot (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located at the west side of Naomi Dr. approximately 990 feet southeast of Bridge Ln. and at the northeast side of Old Mill Rd. (SCR 349) approximately 990 feet southeast of Bridge Ln. 911 Address: 123 Naomi Dr., Ocean View. Zoning District: MR. Tax Map: 134-12.00-1482.00

Case No. 12014 – Horsey Family, LLC seeks a special use exception to use two (2) manufactured home type structures as offices (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located at the northeast side of Hardscrabble Rd. (Rt. 20) and the southeast side of Asbury Rd. (Rt. 446). 911 Address: None Available. Zoning District: AR-1. Tax Map: 231-21.00-22.00

Old Business

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. 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

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 August 1, 2017, at 9:45 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 11, 2017 (to add Approval of Minutes and Finding of Facts for June 19, 2017, to add Approval of Minutes and Finding of Facts for July 10, 2017, and to add Old Business Case No. 12001 and 12003)

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