

## BOARD OF ADJUSTMENT

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# Sussex County

DELAWARE  
sussexcountyde.gov

(302) 855-7878 T  
(302) 845-5079 F

## AGENDA

September 9, 2019

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for July 15, 2019

### Approval of Findings of Fact for July 15, 2019

### Public Hearings

**Case No. 12353 – Robin & Michele Salisbury** request a Special Use Exception to operate a Bed and Breakfast (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the south side of Double Bridges Rd. approximately 627 ft. east of Parker House Rd. Address: 36700 Double Bridges Rd, Frankford. Zoning District: AR-1. Tax Parcel: 134-19.00-69.00

**Case No. 12354 – Wilmington Savings Fund Society, FSB dba Christiana Trust** seeks variances from the front yard setback and rear yard requirements for an existing dwelling (Sections 115-25, 115-182, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the south side of Shepherds Hollow Rd. approximately 503 ft. east of Horsey Church Rd. Address: 34389 Shepherds Hollow Rd., Laurel. Zoning District: AR-1. Tax Parcel: 432-13.00-14.02

**Case No. 12355 – Charles F. & Sharon M. Schultz** seeks variances from the side yard setback requirements for proposed structures (Sections 115-42 and 115-183 of the Sussex County Zoning Code). The property is located on the east side of Canvasback Rd. approximately 0.40 miles north of Swann Dr. within the Swann Keys subdivision. 911 Address: 37082 Canvasback Rd., Selbyville. Zoning District: GR. Tax Parcel: 533-12.16-369.00

**Case No. 12356 – Carole E. Rickert** seeks variances from the side yard setback, rear yard setback and separation distance requirements for proposed structures (Sections 115-25, 115-82, 115-172, 115-183 and 115-185 of the Sussex County Zoning Code). The property is



located on the northwest side of Center Ave. approximately 702 ft. south of Skyview St. within Sea Air Village. 911 Address: 19976 Center Ave., Rehoboth Beach. Zoning District: AR-1 and C-1. Tax Parcel: 334-13.00-310.00-3128

**Case No. 12357 – Shirley A. Perry** seeks variances from the front yard setback and side yard setback requirements for existing structures (Sections 115-42 and 115-185 of the Sussex County Zoning Code). The property is a through lot fronting on the north side of W. Springside Dr. and the south side of Fisher Rd. approximately 0.37 miles west of Martin Farm Rd. 911 Address: 28403 West Springside Dr., Milton. Zoning District: GR. Tax Parcel: 334-10.00-91.00

**Case No. 12358 – Harold Witmer** seeks variances from the front yard setback, side yard setback and rear yard setback requirements for existing structures (Sections 115-42, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the west side of West Lagoon Rd. approximately 114 ft. north of S. Dogwood Dr. in the Dogwood Acres subdivision. Address: 30747 West Lagoon Rd., Dagsboro. Zoning District: GR. Tax Parcel: 134-6.00-58.00

**Case No. 12359 – Frank A. Miranda** seeks a special use exception to operate a commercial dog kennel (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the north of Lighthouse Rd. (Rt. 54) approximately 0.21 miles west of Dickerson Rd. 911 Address: 33053 Lighthouse Rd., Selbyville. Zoning District: AR-1. Tax Parcel: 533-18.00-12.00

**Case No. 12360 – Ashburn Homes** seeks variances from the front yard setback requirements for existing and proposed structures and from the CHCOZ (Sections 115-82, 115-182 and 115-194.1 of the Sussex County Zoning Code). The property is located on the west side of Coastal Hwy. (Rt. 1) approximately 413 ft. north of Phillips St. 911 Address: 20238 Coastal Hwy., Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-19.00-156.00

**Additional Business**

Request for one-year time extension for Case 12066 Lands of J.G. Townsend Jr. & Co.  
Request for one-year time extension for Case 11971 Lands of Patricia A. Barthelmiss.

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**Board of Adjustment meetings can be monitored on the internet at**  
**[www.sussexcountyde.gov](http://www.sussexcountyde.gov).**

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**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 30, 2019 at 9:00 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.**

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