

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878 T
(302) 845-5079 F

REVISED AGENDA

September 10, 2018

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for June 18, 2018

Approval of Findings of Fact for June 18, 2018

Approval of Minutes for July 9, 2018

Approval of Findings of Fact for July 9, 2018

Old Business

Case No. 12188 – Allen Harim Foods LLC requests to change the condition of approval found in Paragraph 63(p)(ii) of the Findings of Fact regarding wastewater treatment for Board Case No. 12113 (Sections 115-214 of the Sussex County Zoning Code). The property is located on the northwest corner of Pinnacle Way and Iron Branch Rd. (Rt. 331). 911 Address: 29984 Pinnacle Way, Millsboro. Zoning District: HI-1. Tax Map: 233-5.00-14.00, 233-5.00-15.00, & 233-5.00-16.00

Public Hearings

Case No. 12189 – Kruger Farms seeks a determination of a non-conforming use regarding a borrow pit (Section 115-202 of the Sussex County Zoning Code). The property is located on the south side of Fleetwood Pond Rd., approximately 0.52 mile southwest of Old Furnace Rd. and on the southside of Fleetwood Pond Rd. at the intersection of Old Furnace Rd. and Rum Bridge Rd. 911 Address: N/A. Zoning District: AR-1. Tax Parcels: 231-14.00-19.00 & 231-14.00-20.00

Case No. 12190 – Gary J. Barnes seeks a variance from the side yard setback requirement for a proposed structure (Sections 115-34 & 115-185 of the Sussex County Zoning Code). The property is located on the north side of Waterworks Ct., approximately 720 ft. west of Coastal Hwy. (Rt.1). 911 Address: 39622 Waterworks Ct., Bethany Beach. Zoning District: MR. Tax Parcel: 134-9.00-1134.00



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

Case No. 12191 – Gregorio O. Flores seeks a special use exception to place a manufactured home type structure for a medical hardship (Sections 115-40 and 115-210 of the Sussex County Zoning Code). The property is located on the southeast corner of Oriole Ln. and Herring Branch Rd. 911 Address: 9379 Oriole Ln. & 9168 Oriole Ln., Lincoln. Zoning District: GR. Tax Parcel: 230-14.00-148.00

Case No. 12192 – Esham Real Estate, Inc. seeks a variance from the maximum fence height requirement for an existing structure (Sections 115-34, 115-182 & 115-185 of the Sussex County Zoning Code). The property is located in the White Creek Manor Subdivision fronting on Hickman Dr. and Old Mill Rd. 911 Address: 711 Hickman Dr., Ocean View. Zoning District: MR. Tax Parcel: 134-12.00-1043.00

Case No. 12193 – Stockley Materials, LLC seeks a special use exception for an off-premise sign (Sections 115-80, 115-81, 115-159.5 & 115-210 of the Sussex County Zoning Code). The property is located on the east side of DuPont Blvd. (Rt. 113), approximately 434 ft. north of Governor Stockley Rd. 911 Address: 25113 DuPont Blvd. (Rt. 113), Georgetown. Zoning District: C-1/AR-1. Tax Parcel: 133-6.00-126.00

Case No. 12194 – Country Rest Home, Inc requests a special use exception to operate a convalescent home, nursing home, and/or home for the aged (Sections 115-23 & 115-210 of the Sussex County Zoning Code). The property is located on the east side of Hickman Rd., approximately 776 ft. south of University Rd. and at the northeast corner of University Rd. & Hickman Dr. 911 Address: N/A Zoning District: AR-1. Tax Parcels: 530-9.00-4.00 & 530-4.00-23.00

Case No. 12195 – SS-LS-DE, LC d/b/a SS-LS-DE, LLC requests a special use exception to use a manufactured home type structure as an office (Sections 115-80 & 115-210 of the Sussex County Zoning Code). The property is located on the southeast side of Discount Land Rd., approximately 253 ft. northeast of Sussex Hwy. (Rt. 13). 911 Address: 29285 Discount Land Rd., Laurel. Zoning District: C-1. Tax Parcel: 232-12.00-63.01

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 14, 2018 at 3:45 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: August 23, 2018 (to add approval of Minutes and Findings of Fact for June 18, 2018, approval of Minutes and Findings of Fact for July 9, 2018, and Old Business Case No. 12188) August 28, 2018 (to remove Case No. 12196)

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