

## BOARD OF ADJUSTMENT

JOHN M. MILLS, CHAIRMAN  
DALE A. CALLAWAY  
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BRUCE MEARS  
E. BRENT WORKMAN



# Sussex County

DELAWARE  
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## REVISED AGENDA

September 17, 2018

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for July 23, 2018

### Approval of Findings of Fact for July 23, 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

**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

### Public Hearings

**Case No. 12182 – Stuart W. Ferguson & Rochelle M. Ferguson** seek a variance from the front yard setback requirement for an existing structure (Sections 115-34 & 115-182 of the Sussex County Zoning Code). The property is located on the east side of William F. St., approximately 533 ft. northeast of Coastal Hwy. (Rt. 1). 911 Address: 38298 William F. St., Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.09-91.00

**Case No. 12198 – Raymond Armstrong & Leisa Keys** seek a special use exception for a garage/studio apartment and a variance from the maximum square footage for a garage/studio apartment for a proposed structure (Sections 115-23 & 115-210 of the Sussex County Zoning



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Code). The property is located at the end of Harmony Woods Dr., approximately 0.46 mile north of Harmony Cemetery Rd. 911 Address: 25216 Harmony Woods Dr., Millsboro. Zoning District: AR-1. Tax Parcel: 234-22.00-45.00

**Case No. 12199 – William D. & Suzanne R. Middleton** seeks a variance from the side yard setback requirement for an existing structure (Section 115-34 of the Sussex County Zoning Code). The property is located on the north side of Hidden Bay Dr., approximately 256 ft. east of Leisure Dr. in the Refuge of Dirickson Creek Subdivision. 911 Address: 37309 Hidden Bay Dr., Selbyville. Zoning District: MR-RPC. Tax Parcel: 533-12.00-614.00

**Case No. 12201 – John W. Davidson, Trustee** seeks a special use exception to place a telecommunications tower (Section 115-194.2 of the Sussex County Zoning Code). The properties are located on the southwest side of Harbeson Rd., approximately 436 ft. and 670 ft. north of Hollyville Rd. 911 Address: 22602 Harbeson Rd., Harbeson. Zoning District: C-1, Tax Parcels: 234-10.00-70.06 and 234-10.00-70.07

**Case No. 12202 – James F. Wicks, Jr. & Heather Wicks** seeks variances from the front yard setback for an existing structure (Section 115-25 of the Sussex County Zoning Code). The property is located on the north side of Clay Rd., approximately 24 ft. east of Marsh Rd. 911 Address: 33857 Clay Rd., Lewes. Zoning District: AR-1. Tax Parcel: 335-12.06-57.00

**Case No. 12203 – Rhondalin Cannon-Tingle** seeks a special use exception to operate a day care center (Sections 115-40 & 115-210 of the Sussex County Zoning Code). The property is located on the south side of Garden Ln., approximately 1,226 ft. west of Bridgeville Hwy. 911 Address: 8674 Garden Ln., Seaford. Zoning District: GR. Tax Parcel: 331-3.00-263.00

**Case No. 12204– Linda R. Stetyick** seeks a special use exception for a garage/studio apartment (Sections 115-23 & 115-210 of the Sussex County Zoning Code). The property is located on the southeast side of Cordrey Rd., approximately 432 ft. south of Mount Joy Rd. 911 Address: 30580 Cordrey Rd., Millsboro. Zoning District: AR-1. Tax Parcel: 234-29.00-321.00

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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 27, 2018 at 10:10 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: September 10, 2018 (to add Minutes and Findings of Fact for July 23, 2018)**

**Revised: September 10, 2018 (to add Old Business Case No. 12188 and 12195)**



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