

## BOARD OF ADJUSTMENT

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# Sussex County

DELAWARE  
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(302) 855-7878 T  
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## REVISED AGENDA

October 1, 2018

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for August 6, 2018

### Approval of Findings of Fact for August 6, 2018

### Old Business

**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

### Public Hearings

**Case No. 12205 – Sea Colony Recreational Association, Inc** requests a special use exception to use a manufactured home type structure as an office. (Sections 115-48 & 115-210 of the Sussex County Zoning Code). The property is located on the southwest side of Brighton Ln., approximately 850 ft. south of Westway Dr. 911 Address: N/A. Zoning District: HR-1. Tax Parcel: 134-17.00-48.00 (Part of)

**Case No. 12206 – Vikki L. Mast** seeks a variance from the rear yard setback requirement for a proposed structure (Sections 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the southeast corner of Chaplains Chapel Rd. and Deer Forest Rd. 911 Address: 13120 Deer Forest Rd., Bridgeville. Zoning District: AR-1. Tax Parcel: 430-17.00-11.02

**Case No. 12207 – William Draine** seeks a special use exception to operate a driving range (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the northwest and northeast corners of Hollyville Rd. and Mount Joy Rd. 911 Address: 26050 Hollyville Rd., Millsboro. Zoning District: AR-1. Tax Parcel: 234-21.00-47.00



**Case No. 12208 – Catherine A Hamel** seeks variances from the rear yard and side yard setback requirements for an existing structure (Sections 115-25 & 115-185 of the Sussex County Zoning Code). The property is located on the northeast corner of Bald Eagle Rd. and 9<sup>th</sup> St. 911 Address: 21201 Bald Eagle Rd., Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-19.16-100.00

**Case No. 12209 –JKJ Properties, 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 1,482 ft. north of Beach Hwy. (Rt. 16). 911 Address: 12461 DuPont Blvd., Ellendale. Zoning District: C-1. Tax Parcel: 230-26.00-36.00

**Case No. 12210 – Archie Strazzella** seeks variances from the side yard setback requirements for existing structures (Sections 115-25 & 115-185 of the Sussex County Zoning Code). The property is located on the west side of Oak Rd., approximately 2,589 ft. south of Beach Hwy. (Rt. 16). 911 Address: 12962 Oak Rd., Greenwood. Zoning District: AR-1. Tax Map: 430-10.00-19.00

**Case No. 12211 – Kelly Hales** seeks variances from the front yard setback and side yard setback requirements for existing structures (Sections 115-42, 115-182, & 115-185 of the Sussex County Zoning Code). The property is located on the west side of East Lagoon Rd., approximately 511 ft. north of Falling Point Rd. 911 Address: 30835 & 30843 East Lagoon Rd., Dagsboro. Zoning District: GR. Tax Parcels: 134-6.00-123.00 & 134-6.00-124.00

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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 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: September 21, 2018 (to add approval of Minutes and Findings of Fact for August 6, 2018)

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