



# BOARD OF ADJUSTMENT

## AGENDAS & MINUTES

OCTOBER 15, 2012

The Sussex County Board of Adjustment will hold a public hearing on Monday evening, OCTOBER 15, 2012, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### REVISED AGENDA

1. Minutes of September 24, 2012
  2. Finding of Facts of September 24, 2012
  3. Hearings
- |                |   |
|----------------|---|
| Case No. 11066 | Andrew & Lynn Gordon – east of Road 357 southwest of Bayfront Drive, being Lot 5 within Quillen's Point development (Tax Map I.D. 1-34-5.00-314.00).<br>A variance from the front yard setback requirement.   |
| Case No. 11067 | Francis & Henrienne Schneider – west of Route 1 (Coastal Highway) west of Le Pointe Drive, being Lot 25 within Ocean Ridge West development (Tax Map I.D. 1-34-9.00-1068.00).<br>A variance from the side yard setback requirement.                                     |
| Case No. 11068 | Zoe Ministries / Yolanda Schlabach – southwest of Route 48 (Zoar Road) approximately 510 feet northwest of Penn Central Railroad (Tax Map I.D. 1-33-2.00-83.00).<br>A special use exception requesting residential maternity housing (similar to convalescent housing). |
| Case No. 11069 | Marshall Properties LLC – northeast of Route 1 (Coastal Highway) approximately 220 feet northwest of Melson Road (Tax Map I.D. 3-34-6.00-86.00).<br>A special use exception to place a billboard.   |

- Case No. 11070      The Edge Group Inc. @ Nassau – northeast of Route 1 (Coastal Highway) approximately 500 feet southeast of Road 266 (New Road) (Tax Map I.D. 3-34-5.00-89.00)  
A special use exception to place a billboard, a variance from the maximum height requirement and a variance from the required square footage for a billboard.
- Case No. 11071      The Edge Group Inc. @ Nassau – northeast of Route 1 (Coastal Highway) approximately 700 feet southeast of Road 266 (New Road) (Tax Map I.D.3-34-5.00-90.00).  
A special use exception to place a billboard, a variance from the maximum height requirement, and a variance from the required square footage for a billboard.
- Case No. 11072      Dwayne D. Wiltbank - northwest of Road 302 (Phillips Branch Road) approximately 2,100 feet northeast of Road 301 (Holly Lake Road) (Tax Map I.D. 2-34-17.00-9.01).  
A special use exception to utilize existing manufactured home for storage and to retain manufactured home on less than five (5) acres.
- Case No. 11073      Viola Loeffler – north of Route 54 (Lighthouse Road) east of Blue Teal Road, being Lot 28 Block B within Swann Keys development (Tax Map I.D. 5-33-12.16-488.00)  
A variance from the side yard setback requirement.
- Case No. 11074      Charles Carroll – north of Route 54 (Lighthouse Road) east of Mallard Drive, being Lot 4 Block H within Swann Keys development (Tax Map I.D. 5-33-12.16-139.00).  
A variance from the side yard setback requirement.
- Case No. 11075      Cora Burgan – west of Road 362 (Parker House Road) north of Mahogany Street, being Lot 36 Block L within Shady Dell Park development (Tax Map I.D. 1-34-16.00-517.00).  
A variance from the side yard and front yard setback requirement.
- Case No. 11076      Clarence E. Young – west of Road 211 (Elks Lodge Road) approximately 1,130 feet southeast of Road 206 (Wilkins Road) (Tax I.D. 3-30-15.00-51.00)  
A variance from the minimum lot width requirement for a parcel.

- Case No. 11077      Marvel Properties, LLC – south of Road 325 (Bull Pine Road) approximately 1,185 feet southeast of Road 469 (Parker Road) (Tax Map I.D. 1-33-1.00-8.00).  
A special use exception to retain a manufactured home on less than five (5) acres and a variance from the front yard setback requirement.
- Case No. 11078      Melissa Cassimore – northwest corner of Route 24 (Sharp - town Road) and Randall Street (Tax Map I.D. 4-32-8.13-6.00).  
A special use exception to operate a daycare facility.
- Case No. 11079      Jameson B. Russell – south of Road 592 (Russell Road) approximately 6,400 feet southwest of Road 42 (Chaplains Chapel Road) (Tax Map I.D. 4-30-21.00-6.02).  
A special use exception to place a multi-sectional home that is more than five (5) years old.
- Case No. 11080      Twinings Lobster Shanty – southwest of Route 54 (Light-House Road) approximately 3,800 feet east of Road 58 (Bayville Road) (Tax Map I.D. 5-33-20.00-34.00).  
A variance from the side yard and rear yard setback requirement.
- Case No. 11081      Mark Cathell / Create 1 Dream Foundation – west of Route 13, 3,800 feet north of Route 54 (Tax Map I.D. 5-32-20.00-83.01)  
A special use exception for outdoor display or promotional activity.

#### OTHER BUSINESS

- Case No. 10884      Coastal Way Exchange, LLC – northeast intersection of Route 1 (Coastal Highway) and Kings Highway.  
Lot 8 within Ann Acres development.  
A variance from the buffer requirement in a combined highway corridor overlay zone district and a variance from the minimum number parking spaces requirement.  
Requesting Time Extension

Pursuant to 29 Del.C §04 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: September 17, 2012

REVISED: September 24, 2012 (to include Case No. 11081)

REVISED: October 3, 2012 (to include Other Business Case No. 10884)

REVISED: October 12, 2012 (to remove Minutes of October 1, 2012, to include Minutes of September 24, 2012 and Finding of Facts of September 24, 2012)