

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
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(302) 855-7878 T
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REVISED AGENDA

November 6, 2017

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for September 11, 2017

Approval of Finding of Facts for September 11, 2017

Public Hearings

Case No. 12046 – Gene C & Dorcas A. Horner seek a variance from the front yard setback (Section 115-25 of the Sussex County Zoning Code). The property is located at the southwest side of Progress School Rd (Rd 562) approximately 1,685 feet southwest of Seashore Highway (Rt 404). 911 Address: 16104 Progress School Rd, Bridgeville. Zoning District: AR-1. Tax Map: 131-5.00-10.01

Case No. 12047 – Michael Curry seeks variances from the side and rear yard setbacks (Sections 115-34 and 115-185 of the Sussex County Zoning Code). The property is located at the north side of East Quail Trail, approximately 750 feet east of Mallard Dr. 911 Address: 125 East Quail Trail, Lewes. Zoning District: MR. Tax Map: 335-8.00-67.00

Case No. 12048 – Alex Sadowski & Sohie Sohn seek a variance from the front yard setback (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the north side of cul-de-sac at the end of Willet Road. 911 Address: 39688 Willet Rd, Bethany Beach. Zoning District: MR. Tax Map: 134-13.00-1281.00

Case No. 12049 – Barry Dukes 2nd seeks a special use exception to operate a rifle/pistol range not to exceed five (5) years (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located at the northeast side of Dukes Lumber Road (Rd 474) approximately 1,465 feet northwest of Sycamore Road (Rd 476). 911 Address: 28417 Dukes Lumber Road, Laurel. Zoning District: AR-1. Tax Map: 232-8.00-5.04

Case No. 12050 – Stephanie Adams seeks a variance from side and rear setbacks (Sections 115-34 and 115-185 of the Sussex County Zoning Code). The property is located on the south



side of First Street approximately 595 feet east of Bald Eagle Road. 911 Address: 37448 First Street, Rehoboth Beach. Zoning District: MR. Tax Map: 334-19.16-13.00

Case No. 12051 – Howard Hynson seeks a variance from the side yard setback (Section 115-42 of the Sussex County Zoning Code). The property is located on the south side of Blue Teal Road, approximately 1,246 feet northeast of Swann Drive. 911 Address: 37046 Blue Teal Road, Selbyville. Zoning District: GR. Tax Map: 533-12.16-485.00

Case No. 12052 – Karen L. Halverstadt, Trustee - seeks a variance from the front and side yard setbacks and a variance from the required fence height (Sections 115-34 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Robinsons Drive, approximately 525 feet west of Silver Lake Drive. 911 Address: 38261 Robinsons Drive, Rehoboth Beach. Zoning District: MR. Tax Map: 334-20.05-311.02

Case No. 12053 – Suzanne Rodenheiser - seeks a variance from front and rear yard aggregate measurement and a variance from required distance between dwellings (Section 115-188 of the Sussex County Zoning Code). The property is located on the south side of Cypress Lane, approximately 330 feet south of Oceanside Pkwy. 911 Address: Unknown. Zoning District: MR. Tax Map: 134-17.00-39.03-106

Old Business

Case No. 12030 – Kenneth L. and Jeffrey A. Short seek a variance from the minimum lot size and minimum road frontage requirement (Section 115-194 of the Sussex County Zoning Code). The property is located at the southeast corner of Shorts Landing Rd. and Warwick Rd. 911 Address: 28530 Warwick Rd., Millsboro. Zoning District: AR-1. Tax Map: 234-33.00-22.00

Case No. 12039 – Robert & Natisha Harmon - Belle seek a variance from the side yard setback (Section 115-25 of the Sussex County Zoning Code). The property is located on the northeast side of Harbeson Rd. (Rt. 5), approximately 1,471 feet southeast of Rust Rd. 911 Address: 20401 Harbeson Rd., Harbeson. Zoning District: AR-1. Tax Map: 234-4.00-16.00

Case No. 12042 – Love Creek Development, LLC seeks a special use exception for a waiver or reduction from the loading space requirement (Sections 115-88 and 115-210 of the Sussex County Zoning Code). The property is located on the southeast side of John Williams Highway (Rt. 24), approximately 1,678 feet northeast of Camp Arrowhead Rd. 911 Address: 33833 Boat Hole Blvd., Lewes. Zoning District: Marine. Tax Map: 234-7.00-108.00

Case No. 12036– CMH Homes d/b/a Oakwood Homes seek a special use exception to place a manufactured home (Section 115-23C and 115-210 of the Sussex County Zoning Code). The property is located at the north side of Hoot Owl Ln. approximately 500 feet east of Irons Ln. (Rd. 348). 911 Address: 34979 Hoot Owl Ln., Dagsboro. Zoning District: AR-2 (Agricultural Residential District). Tax Map: 134-7.00-191.00

Case No. 12037– CMH Homes d/b/a Oakwood Homes seek a special use exception to place a manufactured home (Sections 115-23C and 115-210 of the Sussex County Zoning Code). The property is located at the west side of Julie Ct., approximately 886 feet southwest of Peppers Corner Rd. 911 Address: 34481 Julie Ct., Frankford. Zoning District: AR-1

(Agricultural Residential District). Tax Map: 134-18.00-76.00

Other Business

Case No. 11634 – Ockel Acres. LLC seeks a special use exception to place a telecommunication tower (Section 115-23 of the Sussex County Zoning Code). The property is located on the north side of E. Redden Rd. and on the west side of Donovan Rd. 911 Address: 17120 Ockels Ln., Milton, Zoning District: AR-1. Tax Map: 235-24.00-1.05

Request for Time Extension

Case No. 11863 – Melanie Shelly, Rebecca Clemmet, and Joan Tedeschi seek variance from the side yard setback (Section 115-25C of the Sussex County Zoning Code). The property is located on the north side of Seagrass Ct. approximately 623 ft. northwest of Seagrass Plantations Ln. 911 Address; 29766 Seagrass Ct., Dagsboro. Zoning District: AR-1. Tax Map: 134-7.00-101.00

Request for Time Extension

Additional Business

2018 Meeting Schedule

Discussion regarding recent training

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 October 12, 2017, at 12:15 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: October 17, 2017 (to include Old Business Case Nos. 12030, 12039, 12042, 12036, 12037, & Additional Business).

Revised: October 20, 2017 (to include Other Business Case Nos. 11634 & 11863)

Revised: October 30, 2017 (to include the Approval of the Minutes and Finding of Facts for September 11, 2017).

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