

DALE A. CALLAWAY, CHAIRMAN  
JEFFREY M. HUDSON  
JOHN M. MILLS  
NORMAN C. RICKARD  
E. BRENT WORKMAN



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# Sussex County Board of Adjustment

## REVISED AGENDA

NOVEMBER 7, 2016

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for September 12, 2016

### Approval of Finding of Facts for September 12, 2016

### Public Hearings

**Case No. 11854 – James Wharton** seeks a variance from the minimum lot width requirement for a parcel of land (Section 115-25A(1) of the Sussex County Zoning Code). The property is located on the south side of Kings Crossing Rd. and northeast side of Little Hill Rd. approximately 365 ft. from the southeast corner of said roads. 911 Address: None Available. Zoning District: AR-1. Tax Map: 333-10.00-37.00

**Case No. 11864 – Robert L. & Sue Ann Palmer** seek variances from the side yard and rear yard setbacks (Sections 115-172G(7) and 115-185F of the Sussex County Zoning Code). The property is located on the south side of Barque Rd. in the White House Beach Development off of White House Rd. 911 Address: 35432 Barque Rd., Millsboro. Zoning District: AR-1. Tax Map: 234-30.00-6.00-22037

**Case No. 11865 – John and Judy Aldock** seeks a variance from the side yard setback (Section 115-34B of the Sussex County Zoning Code). The property is located on the east side of Heather Ln. in Bethany Dunes off of Coastal Hwy. 911 Address: 30994 Heather Ln., Bethany Beach. Zoning District: MR. Tax Map: 134-9.00-426.00

**Case No. 11866 – Michael J. Baier and Hope C. Baier** seek variances from the side yard setback (Section 115-25C of the Sussex County Zoning Code). The property is located on the west side of Cleveland Ave. approximately 160 ft. south of Lincoln Dr. 911 Address: 38768 Cleveland Ave., Selbyville. Zoning District: AR-1. Tax Map: 533-20.14-50.00



**Case No. 11867 – Nicholas J. D’Ascoli** seek variances from the side yard setback (Section 115-25C of the Sussex County Zoning Code). The property is located on the southeast side of the dead end of the Taft Ave. approximately 390 ft. southwest of Old Lighthouse Rd. 911 Address: 38835 Taft Ave., Selbyville. Zoning District: AR-1. Tax Map: 533-20.18-166.00

**Case No. 11868 – Stephen C. and Traci M. Chandler** seek variances from the side yard and rear yard setbacks (Section 115-25C of the Sussex County Zoning Code). The property is located on the north side of Shady Ln. approximately 0.21 mile east of Banks Rd. 911 Address: 24354 Shady Ln., Millsboro. Zoning District: AR-1. Tax Map: 234-17.00-151.00

**Case No. 11869 – Autozone Northeast, LLC c/o Curtis Sigler** seeks a variance from the combined corridor overlay zone buffer (Section 115-194E(3) of the Sussex County Zoning Code). The property is located on the northeast side of Coastal Hwy. (Rt.1) approximately 0.21 mile south of Savannah Rd. 911 Address: 17649 Coastal Hwy., Lewes. Zoning District: C-1. Tax Map: 334-6.00-4.01

**Case No. 11870 – Vance Phillips** seeks a variance from the minimum lot width requirement for a parcel of land (Section 115-25A(1) of the Sussex County Zoning Code). The property is located on the east side of Old Hickory Rd. approximately 0.70 mile north of Airport Rd. 911 Address: 31891 Old Hickory Rd., Laurel. Zoning District: AR-1. Tax Map: 432-7.00-26.01

**Case No. 11871 – Thomas K. Riggin** seeks a variance from the side yard setback (Section 115-25C of the Sussex County Zoning Code). The property is located on the south side of Sharptown Rd. approximately 646 ft. east of Mount Pleasant Rd. 911 Address: 6544 Sharptown Rd., Laurel. Zoning District: AR-1. Tax Map: 432-11.00-45.06

### **Additional Business**

**Case No. 11292 – Gregory Stevens & Rita Stevens** seeks a variance from the front yard and rear yard setbacks (Section 115-25C of the Sussex County Zoning Ordinance). The property is located south of Rd. 284 (Mulberry Knoll Rd.) and being south of East Ln. which is 1,800 ft. south of State Maintenance of Mulberry Knoll Rd. and Bay Shore Dr. and also being Lots 6 and 7 within Bay Shore Hills. 911 Address: 31508 East Ln., Lewes. Zoning District: AR-1. Tax Map: 334-18.00-49.01

**REQUEST FOR A TIME EXTENSION**

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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 October 17, 2016, at 9:15 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 18, 2016 (to include approval of Minutes and Finding of Facts for September 12, 2016)

Revised: October 21, 2016 (to include Additional Business Case No. 11292)

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