

BOARD OF ADJUSTMENT

DALE A. CALLAWAY, CHAIRMAN
ELLEN MAGEE
JOHN M. MILLS
NORMAN C. RICKARD
E. BRENT WORKMAN



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878 T
(302) 854-5079 F

REVISED AGENDA

November 20, 2017

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for September 18, 2017

Approval of Finding of Facts for September 18, 2017 and Revised Case No. 12001 John Floyd Lingo

Public Hearings

Case No. 12054 – Rhonda Manship seeks a variance from the minimum road frontage (Section 115-25 of the Sussex County Zoning Code). The property is located on the south side of Neptune Rd., approximately 494 ft. west of Gravel Hill Rd. (Rt. 30) and on the west side of Gravel Hill Rd. approximately 743 ft. south of Neptune Rd. 911 Address: 23240 Neptune Rd., Milton. Zoning District: AR-1. Tax Map: 235-25.00-4.07

Case No. 12055 – Robert J. DiPalma & Cynthia A. DiPalma, Trustees seek a variance from the side yard setback (Section 115-25 of the Sussex County Zoning Code). The property is located on the south side of Rico Dr., approximately 300 ft. east of E. Sandy Cove Rd. 911 Address: 38464 Rico Dr., Selbyville. Zoning District: AR-1. Tax Map: 533-19.00-640.00

Case No. 12056 – Jere F. Danz & Sally L. Danz 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 Hudson Street Ext., in the Creek Falls Farm subdivision off of Hudson Rd. 911 Address: 403 Hudson St. Ext., Milton. Zoning District: AR-1. Tax Map: 235-22.00-551.00

Case No. 12057 – Charles Hudson seeks a variance from the required separation of a poultry building and residence (Section 115-20 of the Sussex County Zoning Code). The property is located on the south side of Laurel Road (Rt 24), approximately 20 ft. southeast of Christ Church Rd. 911 Address: 12254 Laurel Rd., Laurel. Zoning District: AR-1. Tax Map: 232-18.00-8.00

Case No. 12058 – Robert & Wendy Ogden seek variances from the side yard and rear yard



setbacks (Section 115-185 of the Sussex County Zoning Code). The property is located on the northeast side of Elmwood Ave. W., approximately 958 ft. south of Woodland Cir. 911 Address: 23611 Elmwood Ave. W., Lewes. Zoning District: AR-1. Tax Map: 234-17.08-227.00

Case No. 12059 – Thomas H. White seeks a variance from the side yard setback (Section 115-25 of the Sussex County Zoning Code). The property is located on the north side of Kits Burrow Court, approximately 1,965 ft. south of Lewes-Georgetown Hwy. (Rt. 9). 911 Address: 26109 Kits Burrow Ct, Georgetown. Zoning District: AR-1. Tax Map: 235-30.00-324.00

Case No. 12060 – Troy Jr & Marshia K Hardin - seek variances from the rear yard and side yard setbacks (Sections 115-25, 115-181 and 115-183 of the Sussex County Zoning Code). The property is located on the east side of Wilson Ave., approximately 435 ft. south of Lincoln Dr. 911 Address: 38807 Wilson Ave., Selbyville. Zoning District: AR-1. Tax Map: 533-20.18-153.00

Case No. 12061 – Thomas C. Newhart - seeks a variance from the corner front yard setback (Sections 115-42 and 115-182 of the Sussex County Zoning Code). The property is located on the southwest corner of Cedar Creek Rd. and Heritage Rd. 911 Address: 10541 Heritage Rd., Lincoln. Zoning District: GR. Tax Map: 230-21.00-52.00

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. 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

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 November 6, 2017, at 9:57 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: November 7, 2017 (to include Old Business Case No. 12030, 12036, & 12037)

Revised: November 13, 2017 (to include the Approval of the Minutes and Finding of Facts for September 18, 2017 and Revised Case No. 12001 John Floyd Lingo).

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