BOARD OF ADJUSTMENT
JOHN M. MILLS, CHAIRMAN
DALE A. CALLAWAY
ELLEN MAGEE
BRUCE MEARS
E. BRENT WORKMAN

Sussex County
DELAWARE
sussexcountyde.gov
(302) 855-7878 T
(302) 845-5079 F

REVISED AGENDA

December 10, 2018

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for October 1, 2018

Approval of Findings of Fact for October 1, 2018

Old Business

Case No. 12225 – Old Orchard Ventures, LLC requests a special use exception to operate a convalescent home, nursing home, and/or home for the aged (Sections 115-23 & 115-210 of the Sussex County Zoning Code). The property is located approximately 1,000 ft east of Old Orchard Rd. and approximately 1,000 ft south of New Rd. with access off Old Orchard Rd. 911 Address: N/A. Zoning District: AR-1. Tax Parcel: 335-8.00-25.01

Public Hearings

Case No. 12218 – Sam & Lyn Sloan seek variances from the minimum lot width requirement and minimum lot area for existing and proposed lots (Sections 115-25, 115-194 and 115-211 of the Sussex County Zoning Code). The property is located on the northeast side of Pinewater Dr., approximately 700 ft north of Multiflora Dr. in the Pinewater Farm Development. 911 Address: N/A. Zoning District: AR-1. Tax Parcels: 234-17.12-5.00, 234-17.12-5.01, and 234-17.12-5.02

Case No. 12236 – Kelly Conway seeks variances from the side yard setback and separation distance requirement for existing structures (Section 115-172 of the Sussex County Zoning Code). The property is located on the east side of Seafarer Rd., approximately 519 ft. south of W. Harbor Dr. 911 Address: 27339 Seafarer Rd., Millsboro. Zoning District: AR-1. Tax Parcel: 234-30.00-6.00-5735

Case No. 12237 – BB & Pops, LLC seek a variance from the front yard setback for a proposed structure (Section 115-82 of the Sussex County Zoning Code). The property is located on the

east side of Sussex Hwy. (Rt. 13), approximately 624 ft. south of Seashore Hwy. (Rt. 404). 911 Address: 18761 Sussex Hwy., Bridgeville. Zoning District: C-1. Tax Parcel: 131-15.00-24.03

Case No. 12238 – Patrick Kintz seeks a special use exception for a private garage (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the east side of N. Old State Rd., approximately 1,643 ft. north of E. Hudson Pond Rd. 911 Address: 10353 N. Old State Rd., Lincoln. Zoning District: AR-1. Tax Parcel: 230-19.00-106.03

Case No. 12239 – Jason & Stacy Harshbarger seek a special use exception to build a dwelling (stick built/modular) in a non-conforming mobile home park (Section 115-210 of the Sussex County Zoning Code). The property is located on the south side of S. Shore Dr. Ext., approximately 350 ft. southwest of Marina View Ct. 911 Address: 32 South Shore Dr., Bethany Beach. Zoning District: MR. Tax Parcels: 134-2.00-3.01 and 134-2.00-4.00

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Board of Adjustment meetings can be monitored on the internet at www.sussexcountyde.gov.

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on November 15, 2018 at 3:30 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: November 27, 2018 (to add Old Business Case No. 12225)
Revised: November 30, 2018 (to add approval of Minutes and Findings of Fact for October 1, 2018)

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