

BOARD OF ADJUSTMENT

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BRUCE MEARS
E. BRENT WORKMAN



Sussex County

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

REVISED AGENDA

December 17, 2018

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for October 15, 2018

Approval of Findings of Fact for October 15, 2018

Old Business

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. 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

Public Hearings

Case No. 12240 – Deneen Walton & Regina Fees seek variances from the front yard setback for existing structures (Sections 115-25, 115-182, and 115-185 of the Sussex County Zoning Code). The property is a through lot located on the northeast corner of the intersection of Sycamore Dr. and Linden Dr. in the Angola by the Bay subdivision. 911 Address: 22871 Linden Dr., Lewes. Zoning District: AR-1. Tax Parcel: 234-11.16-41.00



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

Case No. 12241 – Beebe Medical Center, Inc. seeks a variance from the maximum height requirement for a proposed structure (Sections 115-83.44 and 115-179 of the Sussex County Zoning Code). The property is located on the northeast side of Warrington Rd. approximately 110 ft. southeast of John J. Williams Hwy. (Rt. 24). 911 Address: N/A. Zoning District: I-1. Tax Parcel: 334-12.00-125.00

Case No. 12242 – Louis Capano, Jr. seeks variances from the maximum fence height requirement and the side yard setback for existing structures (Sections 115-34, 115-181, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of E. Lake Dr. approximately 900 ft. south of Queen St. 911 Address: 21436 East Lake Dr., Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.10-1.08

Case No. 12243 – Linda Major Dunbar seeks variances from the front yard setback and side yard setback for proposed and existing structures (Sections 115-82 and 115-182 of the Sussex County Zoning Code). The property is located on the southwest side of Washington St. approximately 365 ft. southeast of Church St. Address: 37512 Washington St., Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.20-67.00

Case No. 12244 – Ryan Fortini seeks variances from the front yard setback, side yard setback, and maximum fence height requirement for existing structures (Sections 115-25, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on Fenwick Cir. and Zion Church Rd., approximately 736 ft. east of New Rd. Address: 37558 Fenwick Circle, Selbyville. Zoning District: AR-1. Tax Parcel: 533-12.00-216.00

Case No. 12245 – David & Dana Hamilton seek a variance from the side yard setback for a proposed structure (Section 115-185 of the Sussex County Zoning Code). The property is located on the northwest corner of Dodd Ave. and Salisbury St. in the Seabreeze subdivision Address: 207 Salisbury St., Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.13-167.00

Case No. 12246 – Joseph Sterner seeks a special use exception to operate a bed and breakfast (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the southwest corner of Old Landing Rd. and Warrington Rd. 911 Address: 35060 Warrington Rd., Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-12.00-121.01

Case No. 12247 – Bo Bilobran & Michael Moutzalias seek a special use exception to allow for a temporary removable vendor stand (Sections 115-72 and 115-210 of the Sussex County Zoning Code). The property is a through lot fronting on Coastal Hwy. (Rt.1) and Beach Plum Rd. located on the southwest corner of Bayberry Rd. & Coastal Hwy. (Rt. 1). 911 Address: 33210 Coastal Hwy., Bethany Beach. Zoning District: B-1. Tax Parcel: 134-17.16-47.00

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 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 30, 2018 (to add approval of Minutes and Findings of Fact for October 15, 2018)

Revised: December 10, 2018 (to add Old Business Case Nos. 12218 and 12239)

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