



## *Board of Adjustment*

### Agendas & Minutes

JUNE 20, 2005

The Sussex County Board of Adjustment will hold a public hearing on Monday evening, JUNE 20, 2005, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### REVISED AGENDA

1. Minutes of June 6, 2005
2. Hearings

Case No. 9096	Hamlet At Dirickson Pond LLC – east of Road 384, east of Jahnigen Drive, being Lot 1 within The Hamlet At Dirickson Pond development. A special use exception to place a manufactured home type structure as a sales office.
Case No. 9097	Bay Rose Homes LLC – northeast of Road 279, 1,120 feet east of Cypress Drive. A special use exception to place a manufactured home type structure as a sales office.
Case No. 9098	Robert W. Lukowski, Sr. – south of Route 54, west of Monroe Avenue, being Lot 16 within Edgewater Acres development. A variance from the front yard, side yard, and rear yard setback requirements.
Case No. 9099	Herbert A. Tunis, Jr. – northeast of Road 518, 490 feet southeast of Route 9. A special use exception to place a manufactured home that exceeds maximum age requirement.
Case No. 9100	Pulte Homes of MD – northwest of Route 24, south of Tanglewood Drive, within Hart's Landing development. A special use exception to place a manufactured home as a sales office.

Case No. 9101      Cingular Pennsylvania, LLC – west side of intersection of Road 365 and Road 363.  
A special use exception to place a telecommunications tower.

Case No. 9102      Karen Wothers – east of U.S. Route 13A, 150 feet northeast of Francis Street.  
A special use exception to operate a commercial dog kennel.

Case No. 9103      Iris Downing – northwest of Road 213, southeast of Cherry Street, being Lot 33 within Walker Acres development.  
A special use exception to operate a day care facility.

Case No. 9104      Dagsboro American Legion – north of Route 26, 200 feet west of U.S. Route 113.  
A variance from the minimum parking space and paving requirements.

Case No. 9105      Peninsula Community Church – northeast of Road 377, 4,125 feet northwest of Road 379.  
A special use exception to operate a day care facility.

Case No. 9106      Jacqueline Rosemary – south of Road 277, south of Bridgeway Drive West, being Lot 22, Block W, Section 5 within Angola By The Bay development.  
A variance from the side yard setback requirement.

Case No. 9107      Patricia Johns and Margaret Kozan – north of Route 54, west of Blue Teal Road, being Lot 10, Block C within Swann Keys development.  
A variance from the side yard setback requirement.

Case No. 9108      Christopher Brown, III – south of Road 277, east of Linden Lane, being Lot 13, Block P, Section 3 within Angola By The Bay development.  
A variance from the rear yard setback requirement.

Case No. 9109      Nathaniel Frazier – east of Route One, east of Central Avenue, being Lot 38, Block 3 within Shockley Subdivision.  
A special use exception to replace a non-conforming manufactured home.

Case No. 9110      William and Debora Willard – east of Road 299, southeast of William Drive, being Lot 59, Section 3 within William Ritter Manor development.  
A variance from the side yard setback requirement.

## OLD BUSINESS

Case No. 8758      Robert and Barbara O'Neill - north of Route 22, east of Oyster Road, being Lot 17 within Malones Bayside Mobile Home Park.  
A variance from the separation requirement between units in a mobile home park and a variance from the side yard and rear yard setback requirements.

Case No. 9039      Rose Littleton – west of Road 453, 5,271 feet north of Route 54.  
A variance from the minimum lot width requirement for a parcel.

Case No. 9074      Cingular Wireless – east of Road 562, 1,850 feet south of Road 563.  
A special use exception to place a communication tower and a variance from the maximum allowable height requirement.

Case No. 9082      Andrew Oudheusden – east of Louisiana Avenue, north of Bay Shore Drive, being Lot K-C within North Shore development.  
A variance from the side yard setback requirement.

Case No. 9084      Thomas O. Morley – northwest of Road 258, southwest of Hudson Street, being Lot 25 within Creek Falls Farm Extended.  
A variance from the rear yard and side yard setback requirements.

Case No. 9088      Evalene Wright – north of Road 232B, east of Penn Central Drive.  
A variance from the front yard setback requirement.

Case No. 9090      Robino-Cottagedale, LLC – northeast of Route 275, 1,100 feet southwest of Road 276, within Arbors At Cottagedale development.  
A special use exception to place a manufactured home type structure as a sales office.

## OTHER BUSINESS

Case No. 8147      Lawrence A. Brown - intersection of Route One and Road 272B.  
A variance from the front yard setback requirement for a through lot and a variance from the minimum parking space requirement.  
Request for time extension.

Pursuant to 29 Del.C § 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED MAY 11, 2005

REVISED JUNE 2, 2005

(Revised to include Old Business)

REVISED JUNE 6, 2005

(Revised for Other Business)

REVISED JUNE 7, 2005

(Revised to include additional Old Business)