



Board of Adjustment

Agendas & Minutes

NOVEMBER 21, 2005

The Sussex County Board of Adjustment will hold a public hearing on Monday evening, NOVEMBER 21, 2005, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED AGENDA

1. Minutes of November 14, 2005

2. Hearings

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| Case No. 9294 | M. Michael Massumi – east of Road 357, 680 feet south of Road 360.
A variance from the minimum lot width and square footage requirements for parcels. |
| Case No. 9295 | John H. Parker, Sr. – 950 feet south of Road 501, 2,700 feet west of Route One, being Lot 89 within Rock Turn Mobile Home Park.
A special use exception to build a dwelling in a mobile home park. |
| Case No. 9296 | Ellsworth and Joan Sletto – east of Road 350, 400 feet south of Wilmington Avenue, being Lot 55, Section E. within Banks Acres development.
A variance from the side yard and front yard setback requirements. |
| Case No. 9297 | Pete Fazio, William Lofland and Mary Lofland – west of Road 229B, 198 feet north of Road 227, being Parcel C.
A variance from the minimum lot width requirement for a parcel. |
| Case No. 9298 | Long Neck Shores Associates, LLC – east of Road 298, 700 feet southeast of Road 299, within Long Neck Shores development.
A variance from the maximum allowable height requirement for a structure. |

- Case No. 9299 Grizzly's Landscape Supply – northwest of Route 24, 2,800 feet northeast of Love Creek.
A special use exception to place a manufactured home type structure as a sales office.
- Case No. 9300 Audrey Joensen – south of Route 54, north of Grant Avenue, being Lot 60, Block 6 within Cape Windsor development.
A variance from the side yard setback requirement.
- Case No. 9301 Cassell and Edna Thomas – south of Route 20, 3,600 feet west of Road 485.
A special use exception for a day care center.
- Case No. 9302 Ryan Homes – south of Road 358, north of Sandy Trap Drive, within Sandy Cove development.
A special use exception to place a manufactured home type structure as a sales office.
- Case No. 9303 Elton Ray Beauchamp – west of U.S. Route 13, 700 feet east of Road 64.
A variance from the front yard setback requirement.
- Case No. 9304 Mary E. and William Stanley Roper, III – northeast of Road 357, southwest of Taylor Drive, being Lot 10 within Collins Park development.
A variance from the side yard setback requirement.
- Case No. 9305 Carl Lynn – north of Route 54, south of Swann Drive, being Lot 10 within Swann Point development.
A variance from the side yard setback requirement.
- Case No. 9306 Doug and Stacy Scott – south of Road 64, east of North Scottsdale Road, being Lot 24 within Scottsdale Mobile Home Park.
A variance from the separation requirement between units in a mobile home park.
- Case No. 9307 Edward Clark, III – south of Road 277, west of Elmwood Avenue, being Lots 17 and 18, Block C, Section 1 within Angola By The Bay development.
A variance from the front yard and rear yard setback requirements.
- Case No. 9308 Lorne L. Breasure – southeast of Road 321, 533 feet southwest of Road 323, being Parcel B.
A special use exception for a golf driving range.

OLD BUSINESS

- Case No. 9227 Richard Stapleford – north of Route 54, west of unnamed road, being Lot 2 within Mason Dixon Annex Mobile Home Park.
A variance from the side yard and rear yard setback requirements.
- Case No. 9255 Bijan Sistani – southwest of Route 54, west of Madison Avenue, being Lot 152 within Edgewater Acres development.
A variance from the side yard and front yard setback requirements.
- Case No. 9259 Ralph Lopez – north of Route 54, east of Blue Teal Road, being Lot 25, Block B within Swann Keys development.
A variance from the side yard setback requirement.
- Case No. 9270 Hassell LLC and John D. Lauer, Jr. – west of Route One, south of Hassell Avenue Extended, being Lot 77, 2nd Addition within Bayview Park development.
A variance from the side yard setback requirement.
- Case No. 9275 Kellco Partnership DBA Verizon Wireless – southeast of Road 264, 1,230 feet southwest of Route One.
A special use exception to replace an existing telecommunications tower.

OTHER BUSINESS

- Case No. 8797 Sea Colony Recreational Association - east of Pennsylvania Avenue, east of Jefferson Bridge Road, being Sea Colony Phase I, II, III, IV, V, VI, and VII.
A variance from the minimum size requirement for a parking space.
Request for a 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 OCTOBER 19, 2005

REVISED NOVEMBER 8, 2005

(Revised to include Old Business and Other Business)