

## BOARD OF ADJUSTMENT

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



# Sussex County

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

### AGENDA

June 4, 2018

7:00 P.M.

#### Call to Order

#### Pledge of Allegiance

#### Approval of Agenda

#### Public Hearings

**Case No. 12147 – Robert & Ruth Burdekin** seek variances from the front yard and side yard setbacks for existing structures (Sections 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Grant Ave., approximately 833 feet south of Lincoln Dr. 911 Address: 38791 Grant Ave., Selbyville. Zoning District: AR-1. Tax Map: 533-20.18-63.00

**Case No. 12148 – Edward & Christine Sochurek** seek a variance from the front yard setback for a proposed structure (Sections 115-25, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the north end of Central Park Cir., between Central Park Cir. and Falling Point Rd. 911 Address: 35655 Central Park Cir., Dagsboro. Zoning District: AR-1. Tax Map: 134-6.00-342.00

**Case No. 12149 – Glenville Hollow Farms** seeks variances from the minimum road frontage requirement for a proposed minor subdivision (Section 115-25 of the Sussex County Zoning Code). The property is located on the east side of Conrail Rd., approximately 3,104 feet south of Hearn Pond Rd. 911 Address: None Available. Zoning District: AR-1. Tax Map: 331-3.00-138.00

**Case No. 12150 – KJR Holdings, LLC** seeks a variance from the rear yard setback for a proposed structure (Section 115-82 of the Sussex County Zoning Code). The property is located on the north side of John J. Williams Hwy. (Rt. 24), approximately 933 feet east of Gravel Hill Rd. (Rt. 30). 911 Address: 29920 John J. Williams Hwy., Millsboro. Zoning District: C-1. Tax Map: 234-32.00-38.00

**Case No. 12151 – Albus, LLC** seeks a special use exception for promotional activities as accessory uses to a speedway (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the south side of Speedway Rd. between Dupont Blvd. (Rt. 113) and Bethesda Rd. (Rd. 326). 911 Address: 22206 Speedway Rd., Georgetown. Zoning District: AR-1. Tax Map: 133-2.00-22.00, 133-2.00-23.00, 133-2.00-24.00, & 133-2.00-24.01



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

**Case No. 12152 – Michael J. Galasso** seeks a variance from the front yard setback for a proposed structure (Section 115-34 of the Sussex County Zoning Code). The property is located on the west side of Maplewood Dr., approximately 500 feet south of Pinewood Rd. 911 Address: 14 Maplewood Dr., Lewes. Zoning District: MR. Tax Map: 234-11.00-325.00

**Case No. 12153 – Christopher Quinn & Angela Culp** seek variances from the separation distance between units for existing and proposed structures (Section 115-172 of the Sussex County Zoning Code). The property is located on the west side of Atlantic Ave., approximately 150 feet south of Parkview Rd. 911 Address: 19948 Atlantic Ave., Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-13.00-310.00-3385

**Case No. 12154 – Victor Artuchov & Armine Hovhannisyan** seek a variance from the maximum fence height requirement for a proposed structure (Section 115-185 of the Sussex County Zoning Code). The property is located on the northeast corner of the intersection of Lavinia St. and Sand Hill Rd. (Rd. 319). 911 Address: 15775 Lavinia St., Milton. Zoning District: AR-1. Tax Map: 235-20.00-13.06

**Case No. 12072 – Anthony W. Bailey** seeks a special use exception for a garage/studio apartment and a variance from the maximum square footage for a garage/studio apartment for an existing structure (Sections 115-4, 115-23, and 115-210 of the Sussex County Zoning Code). The property is located on the north-west side of Pine Haven Dr., approximately 900 ft. east of the intersection of Pine Haven Dr. and Deep Branch Rd. 911 Address: 22606 Pine Haven Dr., Georgetown. Zoning District: AR-1. Tax Map: 234-8.00-28.00

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Board of Adjustment meetings can be monitored on the internet at  
[www.sussexcountynj.gov](http://www.sussexcountynj.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 25, 2018 at 12:30 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.

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