

DALE A. CALLAWAY, CHAIRMAN
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Sussex County Board of Adjustment

REVISED AGENDA

SEPTEMBER 12, 2016

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes July 11, 2016

Approval of Finding of Facts July 11, 2016

Public Hearings

Case No. 11828 – Joseph A. Brady and Karen M. Brady seek variances from the front yard, side yard, and rear yard setbacks (Sections 115-42B, 115-182D and 115-185F of the Sussex County Zoning Code). The property is located on the west side of 2nd St. approximately 391 ft. south of Midway Dr. in the Tru Vale Acres Subdivision. 911 Address: 615 2nd St., Rehoboth Beach. Zoning District: GR. Tax Map: 334-13.00-99.01

Case No. 11829 – Henry W. Brooks, II seeks a variance from the front yard setback (Section 115-42B of the Sussex County Zoning Code). The property is located on the west side of Pine Needle Dr. approximately 302 ft. south of Sandy Cove Rd. 911 Address: 30312 Pine Needle Dr., Ocean View. Zoning District: GR. Tax Map: 134-9.00-104.02

Case No. 11830 – COROC Rehoboth, LLC c/o Tanger Properties, L.P. seeks a special use exception for tent sales for a period of five (5) years (Section 115-80A and 115-210A(1) of the Sussex County Zoning Code). The property is located on the west side of Coastal Hwy east side of Coastal Hwy. approximately 450 ft. north of Shuttle Rd. 911 Address: 36720 Bayside Outlet Dr., Rehoboth Beach. Zoning District: C-1. Tax Map: 334-13.00-325.20, 1159.01, 325.32, 325.23, & 325.13



Case No. 11831 – Kent Schoch seeks a variance from the front yard setback (Sections 115-42B, 115-182B, 115-193B, and 115-193F of the Sussex County Zoning Code). The property is located on the south side of Truman Ave. and west side of S. Bay Shore Dr. approximately 50 ft. south of the corner of S. Bay Shore Dr. and Truman Ave. 911 Address: None Available. Zoning District: GR. Tax Map: 235-4.17-80.01

Case No. 11832 – Kurt Miller seek variances from the side yard setbacks (Sections 115-25C and 115-183C of the Sussex County Zoning Code). The property is located at the southeast end of Cleveland Ave. approximately 1,114 ft. south of Lincoln Dr. 911 Address: 38853 Cleveland Ave., Selbyville. Zoning District: AR-1. Tax Map: 533-20.18-120.00

Case No. 11833 – Michael and Marian Spresser seeks a special use exception to place a manufactured home type structure for a medical hardship (Sections 115-23A and 115-210A(1) of the Sussex County Zoning Code). The property is located on the north side of Blueberry Ln. approximately 212 ft. west of Raspberry Ln. 911 Address: 24491 Blueberry Ln., Frankford Zoning District: AR-1. Tax Map: 233-14.00-17.04

Case No. 11834 – William & Susan Seeds seek variances from the front yard and side yard setbacks (Sections 115-34B and 115-183C of the Sussex County Zoning Code). The property is located on the west side of Keenwik Rd. approximately 958 ft. south of Cedar Rd. 911 Address: 38222 Kennwik Rd., Selbyville. Zoning District: MR. Tax Map: 533-20.13-31.00

Case No. 11835 – Immanuel House of Praise seeks a special use exception to operate a daycare facility (Sections 115-23A and 115-210A(3)(e) of the Sussex County Zoning Code). The property is located on the west side Atlanta Rd. approximately 1,665 ft. south of Boyce Dr. 911 Address: 23094 Atlanta Rd., Seaford. Zoning District: AR-1. Tax Map: 531-9.00-65.02

Case No. 11836 – Lora L. & Dale L. Collins, Jr. seeks a special use exception for a daycare center (Sections 115-23A and 115-210(3)(e) of the Sussex County Zoning Code). The property is located on the east side of Collins Rd, approximately 813 ft. north of Beaver Dam Rd. 911 Address: 33874 Collins Rd., Frankford. Zoning District: AR-1. Tax Map: 134-15.00-135.00 & 134-15.00-135.02

Case No. 11837 – Gary McQuate seek variances from the front yard and side yard setbacks (Sections 115-25C and 115-183C of the Sussex County Zoning Code). The property is located on the north side of Shady Ln. approximately 1,178 ft. east of Banks Ln. 911 Address: 24346 Shady Ln., Millsboro. Zoning District: AR-1. Tax Map: 234-17.00-150.00

Old Business

Case No. 11800 – Willard J. Hayes seek a variance from the front yard (Section 115-77A of the Sussex County Zoning Code). The property is located on the east side of Sussex Hwy. approximately 0.7 mile south of Iron Hill Rd. 911 Address: 36959 Sussex Hwy., Delmar. Zoning District: C-1. Tax Map: 532-20.00-97.01

Case No. 11811 – The Resort at Massey’s Landing, LLC seeks an appeal of a determination by the Planning Director (Sections 115-280B and 115-209A of the Sussex County Zoning Code). The property is located on the north and south sides of Long Neck Rd. approximately 833 ft. southeast of Walker Rd. 911 Address: 36625 Long Neck Rd., Millsboro. Zoning District: AR-1. Tax Map: 234-25.00-31.00, 31.04, & 31.02

Case No. 11788 – Sybil Luden seeks variances from the separation requirement between units in a mobile home park (Section 115-172G(7) of the Sussex County Zoning Code). The property is located on the south side of Wolfe Neck Rd. approximately 613 ft. east of Coastal Hwy. 911 Address: 35577 High Alpine Ln., Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-12.00-105.01-54949

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 August 15, 2016, at 9:47 a.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: August 16, 2016 (to include Old Business Case Nos. 11800 & 11811)

Revised: August 17, 2016 (to include Old Business Case No. 11788)

Revised: August 30, 2016 (to include approval of Minutes and Finding Facts July 11, 2016)

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