

DALE A. CALLAWAY, CHAIRMAN
JEFFREY M. HUDSON
JOHN M. MILLS
NORMAN C. RICKARD
E. BRENT WORKMAN



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountyde.gov

Sussex County Board of Adjustment

REVISED AGENDA

APRIL 4, 2016

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for February 15, 2016

Approval of Finding of Facts for February 15, 2016

Approval of Minutes for February 29, 2016

Approval of Finding of Facts for February 29, 2016

Old Business

Case No. 11739 – Upesch Vyas seek a variance to reduce the front yard setback (Section 115-83.8B of the Sussex County Zoning Code). The property is located on the northwest corner of John J. Williams Hwy. and Indian Mission Rd. 911 Address: 24858 John J. Williams Hwy., Millsboro. Zoning District: CR-1. Tax Map: 234-23.00-269.08

Case No. 11740 – Anthony Morgan III – M&M Properties, LLC seek a variance to reduce the side yard setback (Section 115-25C of the Sussex County Zoning Code). The property is located on the west side of Nassau Dr. approximately 114 ft. south of Minos Conaway Rd. 911 Address: 31276 Nassau Dr., Lewes. Zoning District: AR-1. Tax Map: 334-5.00-13.00

Case No. 11742 – Gaw Ventures Group, LLC seeks a variance to reduce the lot width requirement for a parcel from the side yard setbacks and the required square footage for a parcel (Sections 115-25B(1) and 115-25C of the Sussex County Zoning Code). The property is located on the southwest corner of 7th St. and Bayview Rd. 911 Address: None Available. Zoning District: AR-1. Tax Map: 334-19.16-87.00 & 87.01



Public Hearings

~~Case No. 11743 — John D. Fish & Lori A. Fish seek variances to reduce the rear yard setbacks (Sections 115-42B and 115-183C of the Sussex County Zoning Code). The property is located on the southeast side of Blue Bill Dr. approximately 1,635 ft. northeast of Swann Dr. 911 Address: 37072 Blue Bill Dr., Selbyville. Zoning District: GR. Tax Map: 533-12.16-491.00. Rescheduled to May 2, 2016 Meeting~~

Case No. 11744 – Michael K. Mantlo & Hilda L. Mantlo seek 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 Salt Barn Rd. approximately 1,390 ft. west of Old Stage Rd. 911 Address: 11101 Salt Barn Rd., Laurel. Zoning District: AR-1. Tax Map: 332-8.00-2.01

Case No. 11745 – Pot-Nets Homes, LLC seeks a variance to reduce 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 southwest corner of River Rd. and Pinebrine Rd. in Pot Nets Bayside. 911 Address: 34434 River Rd., Millsboro. Zoning District: AR-1. Tax Map: 234-30.00-2.00-55123

~~Case No. 11746 — Glenn Coleman seek variances to reduce the side yard and rear yard setbacks (Sections 115-25C and 115-185F of the Sussex County Zoning Code). The property is located on the south side of Boat Dock Dr. W. approximately 98 ft. west of Woodlawn Cir. 911 Address: 23267 Boat Dock Dr. W., Lewes. Zoning District: AR-1. Tax Map: 234-11.20-247.00. Rescheduled to May 2, 2016 Meeting~~

Case No. 11747 – Comesha Haynes seeks a special use exception to operate a daycare facility (Sections 115-23C(5) and 115-210A(3)(e) of the Sussex County Zoning Code). The property is located on the west side of Cannon Rd. approximately 1,468 ft. south of Wesley Church Rd. 911 Address: 6968 Cannon Rd., Bridgeville. Zoning District: AR-1. Tax Map: 531-4.00-26.01

Case No. 11748 – Furniture and More seeks a special use exception for tents for a special purpose exceeding three (3) days (Section 115-80A of the Sussex County Zoning Code). The property is located on the northeast corner of Coastal Hwy. and Munchy Branch Rd. 911 Address: 19287 Coastal Hwy. Lewes. Zoning District: C-1. Tax Map: 334-13.00-325.04

Case No. 11749 – Clean Energy USA seeks a variance to reduce the front yard setback (Section 115-77.1B(2) of the Sussex County Zoning Code). The property is located on the west side of Coastal Hwy. approximately 1,142 ft. south of Cave Neck Rd. 911 Address: 16192 Coastal Hwy., Lewes. Zoning District: C-1. Tax Map: 235-23.00-54.06

Case No. 11750 – Ron & Diane Abremski seek a variance to reduce the rear yard setback (Sections 115-25C and 115-183C of the Sussex County Zoning Code). The property is located on the east side of Herring View Dr. approximately 0.6 mile east of Angola Beach Rd. 911 Address: 33613 Herring View Dr., Lewes. Zoning District: AR-1. Tax Map: 234-18.00-746.00

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 March 10, 2016, at 9:01 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: March 22, 2016 (to include Approval of Minutes, Finding of Facts for February 15, 2016 and Case Nos. 11739, 11740, & 11742)

Revised: March 28, 2016 (to include Approval of Minutes and Finding of Facts for February 29, 2016)

Revised: March 28, 2016 (to remove Case No. 11743)

####