

DALE A. CALLAWAY, CHAIRMAN  
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# Sussex County Board of Adjustment

## REVISED AGENDA

APRIL 20, 2015

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes of March 2, 2015

### Approval of Finding of Facts of March 2, 2015

### Public Hearings

#### Case No. 11551 Michael & Maria Perogine

south of Route 54 (Lighthouse Road) and being west of Grant Avenue, approximately 1,500 feet south of Lincoln Drive and also being Lot 36 Block 6 within Cape Windsor Subdivision (911 Address: 38858 Grant Avenue, Selbyville, DE ) (Tax Map I.D. 5-33-20.18-42.00).

A variance from the side yard and rear yard setback requirement.

#### Case No. 11552 Tucker Farm, LLC

south of Road 227 (Hummingbird Road) approximately 620 feet west of Road 229 B (Carpenter Road) (911 Address: 20780 Hummingbird Road, Ellendale, DE) (Tax Map I.D. 2-30-28.00-8.00).

A special use exception to place a telecommunication tower.

#### Case No. 11553 Jeffrey N. Hager & Susan L. Hager

south of Route 54 (Lighthouse Road) and being west of Keen-wik Road, approximately 979 feet south of Hickory Land and being more specifically Lot 4 Subdivision No. 1 within Keen-wik Subdivision (911 Address: None Available) (Tax Map I.D. 5-33-20.13-38.01).

A variance from the side yard setback requirement.



**Case No. 11554 Schagrin Gas Co.**

northeast of U.S. Route 113 (DuPont Boulevard) approximately 1,156 feet southeast of Route 20 (Thompsonville Road) (911 Address: 28265 DuPont Boulevard, Millsboro, DE) (Tax Map I.D. 1-33-16.00-70.00).

A variance from the required density landscape plantings.

WITHDRAWN 3/30/15

**Case No. 11555 Karen J. Kershaw**

east of Route 30 (Gravel Hill Road) across from and east of Road 251 Neptune Road) (911 Address: 16743 Gravel Hill Road, Milton, DE) (Tax Map I.D. 2-35-25.00-11.03).

A variance from the height requirement for a fence in the front yard.

**Case No. 11556 Cedar Creek Landing Campground**

at the intersection of Route One (Coastal Highway) and southwest of Route 14 (Argo's Corner Road) (911 Address: 23228 Argo's Corner Road, Milton, DE) (Tax Map I.D. 2-30-8.00-19.00).

A special use exception to replace an existing non-conforming off-premise sign by applying for a determination of existence for a non-conforming sign.

**Case No. 11557 Cedar Creek Landing Campground**

south of Route One (Coastal Highway) approximately 3,700 feet southeast of Road 207 (Johnson Road) (911 Address: None Available) (Tax Map I.D. 3-30-16.00-17.03).

A special use exception to replace an existing non-conforming off-premise sign by applying for a determination of existence for a non-conforming sign.

**Case No. 11558 W. Ralph Brumbley**

northeast of Route One (Coastal Highway) across from Route 5 (Union Street Extended) (911 Address: 12209 Coastal Highway, Milton, DE) (Tax Map I.D. 2-35-7.00-44.00).

A variance from the front yard setback requirement.

**Case No. 11559 Laura Ritter**

northwest of Road 285 (Beaver Dam Road) approximately 0.25 mile south of Road 280 B Conley's Chapel Road) (911 Address: 22114 Ritter Lane, Harbeson, DE) (Tax Map I.D. 2-34-10.00-103.04).

A special use exception for a garage/studio apartment and a variance from the maximum square footage for a garage/studio apartment.

**Case No. 11560 Atlantic East LTD**

(1) southwest of intersection of Savannah Road (Road 18) and Wescoats Road (Road 12) approximately 450 feet north of Marsh Road (Road 276) (2) northwest of Marsh Road (Road 276) approximately 450 feet northeast of Coastal Highway (Route One) (3) northwest of Marsh Road (Road 276) approximately 260 feet southwest of Wescoats Road (Road 12) (911 Address: None Available) (Tax Map I.D. 3-34-6.00-26.01, 26.02, and 26.05).

A special use exception to place three (3) off-premise signs on different parcels

**Old Business**

**Case No. 11539 Mike Luciani**

south of Route 54 (Lighthouse Road) and being northeast of Cleveland Avenue approximately 400 feet southeast of Lincoln Drive and being more specifically Lot 8 Block 4 within Cape Windsor Subdivision (911 Address: 38791 Cleveland Avenue Ext, Selbyville, DE) (Tax Map I.D. 5-33-20.18-133.00).

A variance from the rear yard and side yard setback requirement.

**Case No. 11543 First State Signs**

southwest of Route One (Coastal Highway) approximately 250 feet southeast of Sea Air Avenue (911 Address: 19724 Coastal Highway, Rehoboth Beach, DE) (Tax Map I.D. 3-34-13.00-319.02).

A special use exception to place an off-premise sign and a variance from the front yard and side yard setback requirement.

**Other Business**

**Case No. 11349 L.C. Homes**

northeast corner of Grove Estates Road and north of Cedar Grove Road and being 1,900 feet southwest of Plantation Road (Road 275) (911 Address: None Available) Tax Map I.D. 3-34-12.00-872.00).

A special use exception to place a manufactured home type structure for a business (sales office).

Time Extension

**Case No. 11373 Sandcap, LLC**

south of Route One (Coastal Highway) 2,000 feet southwest of the top of Route One over pass bridge and across from Road 266B (Nassau Road) and being located in Sandbar Village Development (911 Address: None Available) (Tax Map I.D. 3-34-5.00-137.00).

A special use exception to place a temporary manufactured home type structure for a temporary sales office.

Time Extension

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

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**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 30, 2015, at 9:02 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: April 7, 2015 (to withdraw Case No. 11554 and add Old Business Case No. 11539, Case No. 11543 and Other Business Case No. 11349 and Case No. 11373)**

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