

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

## AGENDA

MAY 1, 2017

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for March 20, 2017

### Approval of Finding of Facts for March 20, 2017

### Old Business

**Case No. 11943 – Hope Wilson Lavachia** seeks variances from the rear yard setback, from the minimum road frontage requirement and from the minimum lot size requirement (Sections 115-24A(1) and 115-185F of the Sussex County Zoning Code). The property is located on the northwest side of Country Club Rd. (RD 273) approximately 1,027 ft. southwest of Windsor Rd. 911 Address: 513 & 511 Country Club Road, Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-19.00-8.00 & 8.01

**Case No. 11944 – Donovan – Smith MHP, LLC** seeks variances from the separation requirement between units (Section 115-172G(7) of the Sussex County Zoning Code). The property is located on the southeast side of Cooper Circle, approximately 309 ft. southwest of Rd. 263. 911 Address: 34290 Cooper Circle, Lewes. Zoning District: AR-1. Tax Map: 335-8.14-43.00-55401

**Case No. 11945 – Donovan – Smith MHP, LLC** seeks variances from the separation requirement between units (Section 115-172G(7) and 115-172G(14) of the Sussex County Zoning Code). The property is located on the northwest side of Grandview St., approximately 770 ft. northwest of Central Ave. 911 Address: 16307 Grandview St., Lewes. Zoning District: AR-1. Tax Map: 335-8.14-43.00-55406

**Case No. 11946 – Donovan – Smith MHP, LLC** seeks variances from the separation requirement between units (Section 115-172G(7) and 115-172G(13) of the Sussex County Zoning Code). The property is located on the north side of Seneca St., approximately 624 ft.



northwest of Central Ave. 911 Address: 16335 Seneca Street, Lewes. Zoning District: AR-1.  
Tax Map: 335-8.14-43.00-55408

### **Public Hearings**

**Case No. 11952 – JMH Investments LLC** seeks variances from the front yard setback and from the minimum square footage requirement (Sections 115-82A, 115-82B, 115-Attachment 2:1, and 115-188 of the Sussex County Zoning Code). The property is located approximately 232 ft. east of State Rt. 1, on the south side of Lighthouse Rd. in Fenwick Island. 911 Address: None Available. Zoning District: C-1. Tax Map: 134-23.20-156.00 & 157.00

**Case No. 11953 – Cellco Partnership d/b/a Verizon Wireless – Donna K. & Richard H. Harris** seeks a special use exception to place a telecommunication tower (Sections 115-194.2 and 115-23C(17) of the Sussex County Zoning Code). The property is located on the east side of Hitch Pond Rd. (Rd. 463) approximately 1,400 ft. north of Arvey Rd. (Rt. 451). 911 Address: 34401 Hitch Pond Rd., Laurel. Zoning District: AR-1. Tax Map: 332-9.00-4.03

**Case No. 11954 – Destiny LLC** seeks a variance from the height requirement for a structure (Section 115-82C of the Sussex County Zoning Code). The property is located on the northeast side of Parsonage Rd. (Rd. 270-A) approximately 31 ft. southeast of Rt. 1. 911 Address: 35863 Parsonage Rd., Rehoboth Beach. Zoning District: C-1. Tax Map: 334-13.00-5.00

~~**Case No. 11955 – George V. Haughney** seeks a variance from the rear yard setback for a through lot (Sections 115-42B and 115-182 of the Sussex County Zoning Code). The property is located at southeast corner of Railway Rd. (SCR 350) and Denton Woods Rd. 911 Address: 30973 Oakwood Rd., Ocean View. Zoning District: GR. Tax Map: 134-8.00-375.00~~

**Case No. 11956 – Jeremy & Stacy Booros** seek variances from the front yard and side yard setbacks (Section 115-25C of the Sussex County Zoning Code). The property is located on the north side of Hayes Ave. approximately 118 ft. west of Jefferson Ave. 911 Address: 13024 Hayes Ave., Selbyville. Zoning District: AR-1. Tax Map: 533-20.19-52.01

**Case No. 11957 – Samaida Sprogell** seeks a special use exception to operate a daycare facility (Sections 115-40C and 115-210A(3)(e) of the Sussex County Zoning Code). The property is located on the west side of Whispering Ln. approximately 300 ft. from Hidden Acre Dr. within Hidden Acres subdivision. 911 Address: 34314 Whispering Ln., Frankford. Zoning District: GR. Tax Map: 134-11.00-729.00

**Case No. 11958 – Anita Breslin** seek a variance from the buffer requirement (Section 115-194.1E(6) of the Sussex County Zoning Code). The property is located approximately 2,000 ft. south of Nine Foot Rd. on the southbound side of U.S. Rt. 113. 911 Address: 32602 DuPont Blvd., Dagsboro. Zoning District: C-1. Tax Map: 233-16.00-26.00

**Case No. 11959 – Robert Paterniti** seeks a variance from the corner side yard setback (Sections 115-34B and 115-182 of the Sussex County Zoning Code). The property is located on the southeast corner of Pinewood Rd. and Foxwood Ct. within Lochwood subdivision. 911 Address: 7 Pinewood Dr., Lewes. Zoning District: MR. Tax Map: 234-11.00-392.00

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

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 7, 2017, at 9:00 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 18, 2017 (to add Old Business Case No. 11943, Case No. 11944, Case No. 11945, and Case No. 11946)

Revised: April 20, 2017 (to add Approval of Minutes and Finding of Facts for March 20, 2017)

Revised: April 24, 2017 (to remove Case No. 11955)

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