

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



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# Sussex County Board of Adjustment

## REVISED AGENDA

MAY 2, 2016

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for March 7, 2016

### Approval of Finding of Facts for March 7, 2016

### Old Business

**Case No. 11663– Terry Megee** seeks a special use exception to place a billboard and a variance from the maximum height requirement for a billboard (Section 115-159.5C, 115-80C, & 115-210A(3)(q) of the Sussex County Zoning Ordinance). The property is located on the northwest corner of DuPont Blvd. and Dickerson Rd. 911 Address: None Available. Zoning District: C-1. Tax Map: 233-5.00-110.02

**Tabled since November 2, 2015. Record left open for wetlands determination**

**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

**Case No. 11753 – Saheb, LLC** seeks a variance from the front yard setback (Section 115-82B of the Sussex County Zoning Code). The property is located on the west side of Concord Rd. approximately 10 ft. south of Concord Pond Rd. 911 Address: 10680 Concord Rd., Seaford. Zoning District: C-1. Tax Map: 132-2.00-324.00

**Case No. 11757 – Pat & Karen Lewis** seek a variance from the rear yard setback (Section 115-25C of the Sussex County Zoning Code). The property is located on the east side of Riverwalk Dr. in the Beaver Creek subdivision. 911 Address: 18841 River Walk Dr., Milton. Zoning District: AR-1. Tax Map: 235-30.00-517.00



## Public Hearings

**Case No. 11743 – John D. Fish & Lori A. Fish** seek variances from the side yard and front 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: 533-12.16-191.00

**Case No. 11746 – Glenn Coleman** seeks variances to from the front yard, 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

**Case No. 11759 – WJ Hudson Enterprises, LLC** seeks variances from the side yard and rear yard setbacks (Sections 115-42B and 115-182B of the Sussex County Zoning Code). The property is located on the east side of S. Bay Shore Dr. approximately 0.8 mile to Broadkill Rd. 911 Address: 2002 S. Bay Shore Dr., Milton. Zoning District: GR. Tax Map: 235-10.06-37.00

**Case No. 11760 – Billie Matsen & Patrick Hancock** seek variances from the front yard and side yard setbacks (Sections 115-25C, 115-182D, and 115-183C of the Sussex County Zoning Code). The property is located on the northwest side of Madison Ave. approximately 573 ft. south of Lighthouse Rd. 911 Address: 13404 Madison Ave., Selbyville. Zoning District: AR-1. Tax Map: 533-20.19-80.00

**Case No. 11761 – Alice and Michael Videlock** seek variances from the side yard setbacks (Sections 115-25C and 115-183C of the Sussex County Zoning Code). The property is located on the northwest side of Miller St. approximately 951 ft. northeast of Mount Joy Rd. 911 Address: 26296 Miller St., Millsboro. Zoning District: AR-1. Tax Map: 234-21.00-175.00

**Case No. 11762 – Paul B. Nordhoff** seeks variances from the front yard and rear yard setbacks (Sections 115-25C and 115-185F of the Sussex County Zoning Code). The property is located on the southwest side of Quaker Rd. approximately 234 ft. south of Savannah Rd. 911 Address: 104 Quaker Rd., Lewes. Zoning District: AR-1. Tax Map: 335-12.06-41.00

**Case No. 11763 – 02 Delaware Property Investments, LLC** seek variances from the aggregate of the front yard and rear yard setbacks (Section 115-188D(4) of the Sussex County Zoning Code). The property is located on the south side of Linkside Dr. approximately 287 ft. south of Bridgeville Center Rd. 911 Address: 23605 Linkside Dr., Bridgeville. Zoning District: C-1. Tax Map: 131-15.00-77.00

**Case No. 11764 – Michael Schimmel** seeks a special use exception to place a manufactured home type structure for use of an office (Sections 115-23A and 115-210A(1) of the Sussex County Zoning Code). The property is located on the north side of Staytonville Rd. approximately 858 ft. east of N. Union Church Rd. 911 Address: 21429 Bell Terra Dr., Lincoln. Zoning District: AR-1. Tax Map: 230-26.00-1.02

**Case No. 11765 – Doug Motley/Jack Lingo/Asset Management** seeks a special use exception for an outdoor display or promotional activities (Sections 115-80A and 115-210A(1) of the Sussex County Zoning Code). The property is located on the west side of Coastal Hwy. approximately 281 ft. south of Shuttle Rd. 911 Address: 30134 Veterans Way, Rehoboth Beach. Zoning District: C-1. Tax Map: 334-13.00-325.18

**Case No. 11766 – Linda S. Shaw, Trustee** seeks a variance from the side yard setback (Section 115-34B of the Sussex County Zoning Code). The property is located on the south side of California Ave. approximately 139 ft. east of N. Bay Shore Dr. 911 Address: 15 California Ave., Milton. Zoning District: MR. Tax Map: 235-3.12-9.00

**Additional Business**

Discussion regarding BOA training class

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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 8, 2016, at 9:03 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 19, 2016 (to include approval of Minutes & Finding of Facts for 3/7/16, Old Business Case Nos. 11663, 11750, 11753, 11757 and Additional Business)**

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