

DALE A. CALLAWAY, CHAIRMAN
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Sussex County Board of Adjustment

REVISED AGENDA

AUGUST 3, 2015

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for June 22, 2015

Approval of Finding of Facts for June 22, 2015

Public Hearings

Case No. 11612 – 19366 Coastal Highway, LLC seek a special use exception to replace an existing billboard and variances from the side yard setback, the separation from another billboard, height, the distance from public lands and maximum square footage for a billboard (Section 115-159.5B(2), 115-159.5B(3), 115-159.5C, and 115-210A(3) of the Sussex County Zoning Ordinance). The property is located on the west side of Coastal Hwy. (Rt.1) between Miller Rd. and Airport Rd. 911 Address: 19366 Coastal Hwy., Rehoboth Beach. Zoning District: C-1. Tax Map: 334-13.00-325.29

Case No. 11613 – Nicholas Michael seeks variances to reduce the rear yard and side yard setbacks (Section 115-185F of the Sussex County Zoning Ordinance). The property is located on the north side of Janice Cir. approximately 426 ft. east of Oliver Dr. within the Bayview Landing Subdivision. 911 Address: 37572 Janice Cir., Selbyville. Zoning District HR-1-. Tax Map: 533-13.00-162.00

Case No. 11614 – Debbie L. Ruark seek variances to reduce the side yard and front yard setbacks (Section 115-42B and 115-185F of the Sussex County Zoning Ordinance). The property is located on the north side of Blue Bill Dr. approximately 1476 ft. east of Swann Dr. 911 Address: 37063 Blue Bill Dr., Selbyville. Zoning District: GR. Tax Map: 533-12.16-408.00



Case No. 11615 – Michael & Ellen Carta seeks a variance from the maximum allowable height requirement for a fence (Section 115-185C of the Sussex County Zoning Ordinance). The property is located on the northeast corner of Roberts Rd. and Old Mill Rd. 911 Address: 2 Roberts Rd., Lewes. Zoning District: AR-1. Tax Map: 334-1.00-295.00

Case No. 11616 – J & K Rentals seeks a special use exception to place a manufactured home type structure as an office (Section 115-114A and 115-210A(1) of the Sussex County Zoning Ordinance). The property is located on the northwest corner of DuPont Blvd. and Fitzgeralds Rd. 911 Address: 17115 Fitzgeralds Rd. Lincoln. Zoning District: HI-1. Tax Map: 130-6.00-88.00

Case No. 11617 – Tanger Outlet Centers seek variances to reduce the front yard setback and from the CHCOZ landscape setbacks (Section 115-194.1E(3) and 115-82C of the Sussex County Zoning Ordinance). The property is located on the east side of Coastal Hwy. (Rt.1) approximately 1000 ft. north of Holland Glade Rd. 911 Address: None Available. Zoning District: C-1. Tax Map: 334-13.00-325.16

WITHDRAWN 7/28/15

Case No. 11618 – Deketra Matos & Victor Matos seek a special use exception to operate a daycare facility (Section 115-72C and 115-210A(3)(e) of the Sussex County Zoning Ordinance). The property is located on the south side of Ross St. approximately 226 ft. west of Bridgeville Hwy. 911 Address: 201 Ross St., Seaford. Zoning District: B-1. Tax Map: 331-5.00-9.00

Case No. 11619 – Michael Saunders seeks a special use exception for a garage/studio apartment (Section 115-32C and 115-210A(3)(a) of the Sussex County Zoning Ordinance). The property is located on the south side of Martin Ln. approximately 57 ft. west of Truitt Ave. 911 Address: 102 Martin Ln., Rehoboth Beach. Zoning District: MR. Tax Map: 334-12.00-145.01

OLD BUSINESS

Case No. 11604 – Mark & Polly Yoder seek a variance to place a multisectional manufactured home that is more than five (5) years old (Section 115-20A(1)(h) of the Sussex County Zoning Ordinance). The property is located on the north side of Hickman Rd approximately 453 ft. east of Farm Ln. 911 Address: None Available. Zoning District: AR-1. Tax Map: 530-3.00-2.02

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 July 17, 2015, 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: July 21, 2015 (to include Old Business Case No. 11604).

Revised: July 27, 2015 (to include Minutes and Finding of Facts for June 22, 2015).

Revised: July 28, 2015 (to Withdraw Case No.11617).

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