

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

## REVISED AGENDA

APRIL 1, 2013

7:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – March 4, 2013

### Approval of Findings of Fact of – March 4, 2013

### Public Hearings

#### Case No. 11178 Albus LLC c/o Robert Minutoli

southeast intersection of U.S. Route 113 (DuPont Boulevard) and Road 321 (Woodbranach Road) southwest intersection of Road 325 (Alm's House Road) and Road 326 (Bethesda Road) (Tax Map I.D. 1-33-2.00-22.00, 23.00, 24.00, & 24.01).

A special use exception for promotional activities for a period of five (5) years.

#### Case No. 11179 Nassau Investments LLC

south of Route 1 (Coastal Highway) approximately 2,125 feet northwest of Route 9 (Lewes Georgetown Highway) (Tax Map I.D. 3-34-5.00-95.00).

A special use exception to replace an existing non-conforming billboard, a variance from the side yard setback for a billboard, a variance from the distance of another billboard, and a variance from a dwelling.

#### Case No. 11180 Sussex Tree Inc.

north of Route 24 (John J. Williams Highway) west of Route 1 (Coastal Highway) (Tax Map I.D. 3-34-18.00-40.03).

A special use exception to retain a manufactured home type structure as a sales office for a period of five (5) years.

#### Case No. 11181 Scruff, LLC d/b/a Papa Grandes

north of Route 54 (Lighthouse Road) east of Bennett Avenue, being Lots 13 Thru 15 within Glen Acres development (Tax Map I.D. 5-33-20.19-91.00, 92.00, 93.00, & 99.00).

A variance from the front yard setback requirement for a thru lot.



**Case No. 11182 Cape Henlopen School District**

northwest of Kings Highway and across from Road 267 (Gills Neck Road) (Tax Map I.D. 3-35-8.00-34.00)

A special use exception to retain a manufactured home type structure for an IT Department for a period of five (5) years.

**Case No. 11183 Steven Cropper**

east of Route 113 (DuPont Boulevard) approximately 1,575 feet north of Road 400 (McCabe Road) (Tax Map I.D. 5-33-9.00-45.03).

A special use exception to retain a manufactured home type structure for a sales office for a period of five (5) years.

**Case No. 11184 CMF Bayside, LLC**

south of Route 54 (Lighthouse Road) north of West Sand Cove, within Americana Bayside (Tax Map I.D. 5-33-19.00-48.00 and 48.02).

A special use exception to retain three (3) manufactured home type structures for temporary offices for a period of two (2) years.

**Case No. 11185 Robert & Julia Grau**

east of Road 285 (Beaver Dam Road) approximately 520 feet south of Road 280B (Conley's Chapel Road) (Tax Map I.D. 2-34-10.00-116.00)

A special use exception for a garage / studio apartment.

**Case No. 11186 Robert & Sharon McDonald**

north of Route 54 (Lighthouse Road) south of Blue Indigo Road, being Lot 4678 within Americana Bayside (Tax Map I.D. 5-33-19.00-1183.01).

A variance from the rear yard setback requirement.

**Case No. 11187 B G & L Assoc.**

south of Road 326A (West State Street) approximately 1,148 feet east of Road 82 (Delaware Avenue) (Tax Map I.D. 1-33-17.09-5.01).

A variance from the side yard setback requirement.

**Case No. 11188 Fitzgerald Deputy Teatown Road LLC**

south of Road 616 (Teatown Road) approximately 5,144.50 feet east of Road 615 (Hidden Meadow Lane) (Tax Map I.D. 1-30-5.00-9.00).

A special use exception to retain a single wide manufactured home on less than ten (10) acres and a variance from the front yard setback requirement.

**OLD BUSINESS**

**Case No. 11171 Dale McCalister, First State Signs**

southwest of Route 1 (Coastal Highway) approximately 1,980 feet northwest of Route 9 (Lewes Georgetown Highway) (Tax Map I.D. 3-34-5.00-96.00).

A special use exception to replace an existing billboard, a variance from the square footage required for a billboard, the maximum height requirement, side yard setback, a variance from another billboard, and from a dwelling.

**Case No. 11168 The Home of the Brave Foundation, Inc.**  
**east of Road 633 (Griffith Lake Drive) approximately 440 feet north of Road 620 Abbotts  
Pond Road), (Tax Map I.D. 1-30-2.00-13.20).**  
**A special use exception for women veterans' facility.**

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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 March 6, 2013, 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: March 19, 2013 (to include Old Business Case Nos. 11171 & 11168)**

**Revised: April 1, 2013 (to include Minutes and Findings of Fact for March 4, 2013)**

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