



BOARD OF ADJUSTMENT

AGENDAS & MINUTES

JULY 20, 2009

The Sussex County Board of Adjustment will hold a public hearing on Monday evening, JULY 20, 2009, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED AGENDA

1. Minutes of July 6, 2009

2. Hearings

Case No. 10441 Creative Concepts of Bethany, Inc. – northeast of Route One.
A variance from the maximum square footage requirement and height requirement for an on-premise sign.

Case No. 10442 Ronald and Gail Young – Route 54, northwest of Swann Drive,
being Lot 35, Block A within Swann Keys development.
A variance from the side yard setback requirement.

Case No. 10443 Sussex Sports Amenities, LLC – north of Lakeview Drive, 450
feet east of Americana Parkway, being Lot 2 within
Americana Bayside development.
A special use exception to retain manufactured home type
structures for golf clubhouse/pro shop and restrooms.

Case No. 10444 Caldera-Arden Canal Place, LLC – west of Road 357, west of
Canal Street, being Unit 73 within Sunset Harbour develop-
ment.
A variance from the rear yard setback requirement.

Case No. 10445 Gerald F. Ferguson – north of Route 54, north of Canvasback Road
being Lot 43, Block N within Swann Keys development.
A variance from the side yard setback requirement.

Case No. 10446 Denise Parsons – north of Route 54, south of Virginia Avenue
Extended, being Lot 5.
A variance from the front yard and side yard setback requirements.

Case No. 10447 Abraham Lincoln Jones – east of Route One, south of Norwood Street, being Lot 64 within West Rehoboth development.
A special use exception to place a manufactured home on a medical hardship basis.

Case No. 10448 Mr. and Mrs. Clifton J. Butts – intersection of Road 405 and White Avenue, being Lot 14 within E. A. Timmons Subdivision.
A special use exception to place a multisectional manufactured home that is more than five (5) years old on less than $\frac{3}{4}$ of an acre.

OLD BUSINESS

Case No. 10400 Flexera, Inc. – south of Lighthouse Road, east of Roosevelt Avenue, being Lot 28, Block 7 within Cape Windsor development.
A special use exception to place a windmill.

Case No. 10424 Tidewater Utilities, Inc. – west of Irons Lane, 50 feet north of Manor Drive, within Bay Colony Section 3.
A special use exception to place a communication tower.

Case No. 10427 Roland J. Hoffman – intersection of Route 26 and Road 346.
A special use exception for a billboard.

Case No. 10432 Jose G. and Mary E. Gutierrez – north of Road 592, 0.95 mile west of Road 565, being Lot A.
A special use exception to retain a manufactured home on less than ten (10) acres.

Case No. 10434 Flexera, Inc. – east of Route 16, east of South Bayshore Drive, being Lot 31 and $\frac{1}{2}$ of Lot 30, Block A, Section 2 within Old Inlet Beach.
A special use exception to place a windmill and a variance from the side yard setback requirement.

Pursuant to 29 Del.C § 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: JUNE 10, 2009

REVISED: JULY 7, 2009

(Revised to include Old Business)