

The Sussex County Board of Adjustment will hold a Public Hearing on **Monday, January 07, 2019** at **7:00pm** in County Council Chambers, 2 The Circle, Georgetown, Delaware, to hear and consider the following applications:

Case No. 12248 – Victor & Deana Yokimcus seek a variance from the rear yard setback for an existing structure (Section 115-25 of the Sussex County Zoning Code). The property is located on the southeast corner of Woodland Cir. and Ashwood Ct. in the Angola by the Bay subdivision. 911 Address: 32822 Ashwood Ct., Lewes. Zoning District: AR-1. Tax Parcel: 234-11.20-321.00

Case No. 12249 – Ashton Group, Ltd. seek variances from the front yard setback requirements for a proposed and existing structures (Sections 115-82 and 115-182 of the Sussex County Zoning Code). The property is a through lot located on the south side of Oyster House Rd. and northeast side of Coastal Hwy. (Rt. 1). 911 Address: 37458 Oyster House Rd., Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-19.08-31.00

Case No. 12250 – Commercial Joint Ventures, LLC/ Gerald Hocker seeks variances from separation distance, the front yard setback, side yard setback, and rear yard setback for existing structures (Section 115-172 of the Sussex County Zoning Code). The property is located south of Atlantic Ave. approximately 943 ft. east of Roxana Rd. 911 Address: Bethany Crest Mobile Home Park, Clarksville. Zoning District: C-1 and AR-1. Tax Parcel: 134-12.00-335.00

Case No. 12251 – GNJ Properties, LLC seeks variances from the front yard setback and side yard setback for existing structures (Sections 115-25 and 115-185 of the Sussex County Zoning Code). The property is a through lot located on the south side of Delmar Rd. and the north side of Waller Rd. approximately 617 ft. east of W. Line Rd. 911 Address: 8759 Waller Rd., Delmar. Zoning District: AR-1. Tax Parcel: 532-20.00-31.00

Case No. 12252 – Geraldine Marie Piper seeks a special use exception to operate a day care center (Sections 115-23 & 115-210 of the Sussex County Zoning Code). The property is located on the west side of Susan Beach Rd. approximately 0.3 mile north of White Deer Rd. Address: 36298 Susan Beach Rd., Delmar. Zoning District: AR-1. Tax Parcel: 532-11.00-17.00

Case No. 12253 – Reddenwood II, LLC seeks a special use exception to use a manufactured home type structure as an office (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the east side of Black Willow Dr. in the Reddenwood II subdivision accessed through the Reddenwood I subdivision off Neptune Rd. Address: N/A. Zoning District: AR-1. Tax Parcel: 135-7.00-12.00

Case No. 12254 – Gary Needham seeks a variance from the side yard setback and rear yard setback for a proposed structure (Section 115-25 of the Sussex County Zoning Code). The property is located on the southwest corner of Gainsborough Dr. and Sheffield Ct. in the Rolling Meadows Subdivision. Address: 28 Gainsborough Dr., Lewes. Zoning District: AR-1. Tax Parcel: 334-6.00-927.00



Case No. 12255 – Delaware Department of Transportation seeks a special use exception to use a manufactured home type structure as an office (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the southeast corner of DuPont Blvd. (Rt. 113) and S. Bedford St. 911 Address: 23697 DuPont Blvd., Georgetown. Zoning District: AR-1. Tax Parcel: 135-23.00-13.00

All interested parties should attend and provide testimony. If unable to attend the public hearing written comments will be accepted. Written comments shall be submitted prior to the public hearing. Information pertaining to the applications may be reviewed in the Planning and Zoning Department, 2 The Circle, Georgetown, Delaware. Office hours are Monday -Friday 8:30am to 4:30pm.

