

The Sussex County Board of Adjustment will hold a Public Hearing on **Monday, June 1, 2020 at 6:00 p.m.**, to hear and consider the following applications. The Board of Adjustment is holding these hearings under the authority issued by Governor John C. Carney through Proclamation No. 17-3292. The hearings will be conducted using teleconference technology. The public is encouraged to participate in the hearings electronically. Further instructions describing the method of public participation and the manner of viewing the hearings will be contained within the Agenda for this meeting that will be posted at least 7 days in advance of the meeting at sussexcountyde.gov

Case No. 12381 – American Legion, Post 28 seeks special use exceptions to place an off-premise signs and an electronic message center off-premise sign (Sections 115-83.6, 115-83.7, 115-159.5, 115-161.1 & 115-210 of the Sussex County Zoning Code). The property is located on the southeast corner of Legion Road and John J. Williams Highway (Rt. 24). 911 Address: N/A. Zoning District: CR-1. Tax Parcel: 234-29.00-263.00

Case No. 12428 – Sun Leisure Point Resort, LLC seeks variances from the separation distance requirement for proposed structures (Section 155-172 of the Sussex County Zoning Code) The property is location on the southwest side of Diplomat Street, approximately 440 ft. southeast of Radie Kay Lane. 911 Address: N/A. Zoning District: AR-1. Tax Parcel: 234-24.00-39.02 and 39.06

Case No. 12429 – Joann Teiken seeks variances from the separation distance requirement between units for proposed structures (Sections 115-42, 115-172 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Dove Road within the Bayshore manufactured home park. 911 Address: 38015 Dove Road, Ocean View. Zoning District: GR. Tax Parcel: 134-9.00-94.01-13051

Case No. 12430 – Garth & Madeline Troesch request a Special Use Exception to operate a Bed and Breakfast (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the southeast side of Dirickson Creek Road, approximately 0.59 mile east of Millers Neck Road. 911 Address: 37428 Dirickson Creek Road, Frankford. Zoning District: AR-1. Tax Parcel: 134-21.00-20.02

Case No. 12431 – Sarah Peterson seeks a special use exception for a garage studio apartment (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the northwest side of Morning Glory Road, approximately 0.33 mile northwest of Portsville Road. 911 Address 8982 Morning Glory Farms Road., Laurel. Zoning District: AR-1. Tax Parcel: 432-3.00-41.06

Case No. 12432 – Barbara Walker seeks a variance from the front yard setback requirement for an existing dwelling (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the southwest corner of White Oak Road within the Rehoboth Beach Yacht and Country Club subdivision. 911 Address: 30 White Oak Road, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-19.00-73.00

Case No. 12433 – Donna M. Sulecki & Brenda L. Blackburn seek variances from the front yard setback and side yard setback requirements for existing structures (Sections 115-41, 115-182, 115-183 and 115-185 of the Sussex County Zoning Code). The property is



located on the northeast side of Rose Lane within the Orchard Manor subdivision. 911 Address: 28337 Rose Lane, Millsboro. Zoning District: GR. Tax Parcel: 234-34.08-28.00

Case No. 12454– Beachfire Brewing Company, LLC seeks a variance from the number of required parking spaces and a special use exception to permit off-street parking. (Sections 115-80, 115-82, 115-162, 115-165 & 115-210 of the Sussex County Zoning Code). The property is located on the northwest corner of Central Avenue and Canal Crossing Road. 911 Address: 19826 Central Avenue, Rehoboth Beach (Off-Street Parking 19817 Hebron Road & N/A). Zoning District: C-1. Tax Parcel: 334-13.20-21.00 (Off-Street Parking 334-13.20-13.00 & 14.00)

All interested parties should participate and provide testimony. If unable to participate in 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 8:30 a.m. to 4:30 p.m.

