

The Sussex County Board of Adjustment will hold a Public Hearing on **Monday, December 17, 2018** at **7:00pm** in County Council Chambers, 2 The Circle, Georgetown, Delaware, to hear and consider the following applications:

**Case No. 12240 – Deneen Walton & Regina Fees** seek variances from the front yard setback for existing structures (Sections 115-25, 115-182, and 115-185 of the Sussex County Zoning Code). The property is a through lot located on the northeast corner of the intersection of Sycamore Dr. and Linden Dr. in the Angola by the Bay subdivision. 911 Address: 22871 Linden Dr., Lewes. Zoning District: AR-1. Tax Parcel: 234-11.16-41.00

**Case No. 12241 – Beebe Medical Center, Inc.** seeks a variance from the maximum height requirement for a proposed structure (Sections 115-83.44 and 115-179 of the Sussex County Zoning Code). The property is located on the northeast side of Warrington Rd. approximately 110 ft. southeast of John J. Williams Hwy. (Rt. 24). 911 Address: N/A. Zoning District: I-1. Tax Parcel: 334-12.00-125.00

**Case No. 12242 – Louis Capano, Jr.** seeks variances from the maximum fence height requirement and the side yard setback for existing structures (Sections 115-34, 115-181, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of E. Lake Dr. approximately 900 ft. south of Queen St. 911 Address: 21436 East Lake Dr., Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.10-1.08

**Case No. 12243 – Linda Major Dunbar** seeks variances from the front yard setback and side yard setback for a proposed structure (Sections 115-82 and 115-182 of the Sussex County Zoning Code). The property is located on the southwest side of Washington St. approximately 365 ft. southeast of Church St. Address: 37512 Washington St., Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.20-67.00

**Case No. 12244 – Ryan Fortini** seeks variances from the front yard setback, side yard setback, and maximum fence height requirement for existing structures (Sections 115-25, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on Fenwick Cir. and Zion Church Rd., approximately 736 ft. east of New Rd. Address: 37558 Fenwick Circle, Selbyville. Zoning District: AR-1. Tax Parcel: 533-12.00-216.00

**Case No. 12245 – David & Dana Hamilton** seek a variance from the side yard setback for a proposed structure (Section 115-185 of the Sussex County Zoning Code). The property is located on the northwest corner of Dodd Ave. and Salisbury St. in the Seabreeze subdivision Address: 207 Salisbury St., Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.13-167.00

**Case No. 12246 – Joseph Sterner** seeks 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 southwest corner of Old Landing Rd. and Warrington Rd. 911 Address: 35060 Warrington Rd., Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-12.00-121.01



**Case No. 12247 – Bo Bilobran & Michael Moutzalias** seek a special use exception to allow for a temporary removable vendor (Sections 115-72 and 115-210 of the Sussex County Zoning Code). The property is a through lot fronting on Coastal Hwy. (Rt.1) and Beach Plum Rd. located on the southwest corner of Bayberry Rd. & Coastal Hwy. (Rt. 1). 911 Address: 33210 Coastal Hwy., Bethany Beach. Zoning District: B-1. Tax Parcel: 134-17.16-47.00

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.

