

The Sussex County Board of Adjustment will hold a Public Hearing on **Monday, August 7, 2017** at **7:00pm** in County Council Chambers, 2 The Circle, Georgetown, Delaware, to hear and consider the following applications:

**Case No. 12000 – George Cole Jr.** seeks a variance from the front yard setback (Section 115-42 of the Sussex County Zoning Code). The property is located at the south side of Birch St. approximately 294 feet west of Parker House Rd. 911 Address: 37648 Birch St., Ocean View. Zoning District: GR. Tax Map: 134-16.00-462.00

**Case No. 12001 – John Floyd Lingo, III** seeks a variance from the front yard setback (Sections 115-82, 115-83.8, and 115-185 of the Sussex County Zoning Code). The property is located on the southeast corner at the intersection of Harbeson Rd. (Rt. 5) and Lewes-Georgetown Hwy. (Rt. 9/404). 911 Address: 26452, 26454, 26462, 26466, and 26474 Lewes-Georgetown Hwy., Harbeson. Zoning District: CR-1. Tax Map: 235-30.00-68.00 & 69.00

**Case No. 12002 – Little Einstein’s Pre-School LLC** seeks a special use exception to expand operations of a daycare facility (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located at the east side of Sand Hill Rd. (Rt. 319) approximately 2,000 feet north of Rt. 18. 911 Address: None Available. Zoning District: C-1. Tax Map: 135-15.00-38.00

**Case No. 12003 – Coastal Station Development Co., LLC** seeks a special use exception to allow multi-family dwellings and structures of mixed commercial and residential use and a variance from the building length for a multi-family dwelling (Sections 115-80, 115-83.6, and 115-188(E) of the Sussex County Zoning Code). The property is located at the northeast corner of Coastal Hwy (Rt. 1) and Holland Glade Rd. (Rt. 271). 911 Address: 19791 Coastal Hwy., Rehoboth Beach. Zoning District: C-1/CR-1. Tax Map: 334-13.00-325.08

**Case No. 12004 – Seritage KMT Finance, LLC** seeks a special use exception to have an outdoor display for retail sales (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located at the northeast side of Coastal Hwy. (Rt. 1) approximately 1,800 feet northwest of Holland Glade Rd. (Rt. 271). 911 Address: 19563 Coastal Hwy., Rehoboth Beach. Zoning District: C-1. Tax Map: 334-13.00-325.33

**Case No. 12005 – Jose Sanchez & Lisa Niedzielski** seek variances from the separation requirements and side yard setbacks (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located at the north side of Atlantic Ave. approximately 50 feet east of Tanglewood Ave. 911 Address: 20088 Atlantic Ave., Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-13.00-310.00-3060

**Case No. 12006 – J.G. Townsend Jr. & Co.** seeks a special use exception to use a manufactured home type structure as an office (Sections 115-25 and 115-210 of the Sussex County Zoning Code). The property is located 1,400 feet east of Kings Hwy. (Rt. 9) on Gills Neck Rd. 911 Address: None Available. Zoning District: AR-1. Tax Map: 335-12.00-3.11



**Case No. 12007 – Geraldine Albano** seeks variances from the front yard and side yard setbacks (Sections 115-42 and 115-182 of the Sussex County Zoning Code). The property is located at the west side of Topher Dr. approximately 200 feet south of Blackstone Dr. 911 Address: 31588 Topher Dr., Millville. Zoning District: GR. Tax Map: 134-12.00-1975.00

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.