

The Sussex County Board of Adjustment will hold a Public Hearing on **Monday, July 20, 2020 at 6:00 p.m.**, to hear and consider the following applications. All public hearings are held in County Council Chambers, 2 The Circle, Georgetown, DE. 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 both in-person appearances and teleconference technology. The public is encouraged to participate in the hearings. 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. 12447 – David & Constance Luetgen seek variances from the side yard setback requirement and separation distance requirement between units for proposed and existing structures (Sections 115-25, 115-172 and 115-183 of the Sussex County Zoning Code). The property is located on the northwest side of Center Avenue within the Sea Air Village manufactured home park. 911 Address: 19942 Center Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-55797

Case No. 12448 – Steve Joseph Baird, Jr. seeks a special use exception to operate a rifle or pistol range (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the southwest side of Staytonville Road approximately 330 ft. southeast of Gum Branch Lane. 911 Address: 16344 Staytonville Road, Lincoln. Zoning District: AR-1 Tax Parcel: 230-25.00-4.05

Case No. 12449 – Lloyd Harrison seeks a variance from the front yard setback and maximum fence height requirement for a proposed swimming pool and fence (Sections 115-34, 115-182 and 115-185 of the Sussex County Zoning Code). The property is a through lot located on the southeast side of Robinsons Drive approximately 620 ft. southwest of Silver Lake Drive. 911 Address: 38254 Robinsons Drive, Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.09-36.00

Case No. 12450 – Ronnie & Debbie Gaines seek variances from the minimum lot width requirement and the minimum lot size requirement for a proposed subdivision (Sections 115-25 of the Sussex County Zoning Code). The property is located on the west side of Bi-State Boulevard (Rt. 13A) approximately 0.25 mile south of Dickerson Road. 911 Address: 34052, 34062 and 34072 Bi-State Boulevard, Laurel. Zoning District: AR-1. Tax Parcel: 332-3.00-58.00

Case No. 12451 – David & Gloria Preziuso seeks variances from the corner front yard setback requirement for a proposed dwelling (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the north east corner of Salty Way East and Salty Way Drive within the Keen-Wik West Subdivision. 911 Address: N/A. Zoning District: MR. Tax Parcel: 533-19.07-58.00

Case No. 12452 – Dawn Nanz seeks a variance from the front yard and side yard setback requirement for proposed structures (Sections 115-82, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of Colonial Lane within the Colonial East manufactured home park. 911 Address: 19 Colonial Lane, Rehoboth Beach Zoning District: C-1. Tax Parcel: 334-6.00-335.01-7543

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.

