

The Sussex County Board of Adjustment will hold a Public Hearing on **Monday, May 3, 2021** at **6:30 p.m.**, to hear and consider the following applications. All Board of Adjustment 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](http://sussexcountyde.gov).

**Case No. 12548 – Kurt Family Limited Partnership** seeks variances from the front yard setback requirement) for proposed and existing structures. (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of Garfield Avenue within the Edgewater Acres Subdivision. 911 Address: 39179 Garfield Avenue, Selbyville. Zoning District: AR-1. Tax Parcel: 533-20.18-185.00

**Case No. 12549 – Shannon Neal/Sussex Family YMCA** seeks a special use exception to operate a day care center (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located on the southwest side of Church Street approximately 156 feet northeast of Coastal Highway (Rt. 1). 911 Address: 20080 Church Street, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.20-53.00

**Case No. 12551 – Rodney Kennedy** seeks a variance from the side yard setback requirement for an addition to an existing structure (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Sycamore Road approximately 431 ft. southwest of Dukes Lumber Road. 911 Address: 14181 Sycamore Road, Laurel. Zoning District: AR-1. Tax Parcel: 232-8.00-2.00

**Case No. 12552 – Clint & Blair Lutz** seeks a variance from the side yard setback requirement for a proposed structure (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the west side of East Trap Pond Road approximately 0.31 mile southwest of Parker Road. 911 Address: 22842 East Trap Pond Road, Georgetown. Zoning District: AR-1. Tax Parcel: 135-19.00-51.04

**Case No. 12553 – Coastal Properties, LLC** seek variances from the rear yard setback requirements for a proposed structure (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located at the intersection of Stingey Lane and Beaver Dam Road approximately 589 ft. southeast of Lewes-Georgetown Highway (Rt. 9). 911 Address: 17677 Stingey Lane, Lewes. Zoning District: AR-1. Tax Parcel: 334-5.00-196.00

**Case No. 12554 – Shane Eskridge** seek variances from the front yard setback requirements for existing structures (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of Zoar Road approximately 700 ft. north of Graves Lane. 911 Address: 24815 Zoar Road, Georgetown. Zoning District: AR-1. Tax Parcel: 234-20.00-2.04



**Case No. 12555 – Marie Burkman** seek variances from the rear yard setback requirements for a proposed structure (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the south side of Old Pier Lane within The Estuary Subdivision. 911 Address: 33366 Old Pier Lane, Frankford. Zoning District: AR-1. Tax Parcel: 134-19.00-610.00

**Case No. 12556 – Lisa Nicoletti & John Smilyk** seek a variance from maximum fence height requirement for a proposed fence. (Sections 115-25, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Willow Creek Road within the Willow Creek Subdivision. 911 Address: 16086 Willow Creek Road, Lewes Zoning District: AR-1. Tax Parcel: 235-23.00-4.12

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(s).

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.

