

The Sussex County Board of Adjustment will hold a Public Hearing on **Monday, May 17, 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. 12527 – Kathleen D. Stone & John C. Meyer** seek variances from the side yard, front yard setback requirements and the landscape buffer requirement in the Combined Highway Corridor Overlay Zone (CHCOZ) for proposed structures. (Sections 115-82, 115-182, 115-183, 115-185 and 115-194.1 of the Sussex County Zoning Code). The property located on the west side of Carolina Street approximately 90 ft. northeast of Coastal Highway (Rt. 1). 911 Address: 38439 Carolina Street, Dewey Beach. Zoning District: C-1. Tax Parcel: 334-20.09-167.00

**Case No. 12542 – Jeff & Victoria Rushie** seek variances from the corner front yard setback requirements for proposed structures (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located at the intersection of North Bay Shore Drive and Maryland Avenue in Broadkill Beach. 911 Address: 10 Maryland Avenue, Broadkill Beach. Zoning District: MR. Tax Parcel: 235-4.13-63.00

**Case No. 12557 – Key Properties Group, LLC (Elmer G. Fannin)** seek variances from the front yard setback requirements and the landscape buffer requirement in the Combined Highway Corridor Overlay Zone (CHCOZ) for existing and proposed structures (Sections 115-82, 115-182 and 115-194.1 of the Sussex County Zoning Code). The property is located on the northeast side of Coastal Highway (Rt. 1) approximately 546 ft. southeast of Kings Highway. 911 Address: 18315, 18321, 18327 Coastal Highway and 34670, 34673, 34677, 34682, 34703, 34704 Villa Circle, Lewes. Zoning District: C-1. Tax Parcels: 334-6.00-74.00, 75.00 & 70.01 (Portion of).

**Case No. 12558 – Sequance Properties, LLC** seek variances from the side yard setback requirements for existing and proposed structures (Sections 115-82 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of Coastal Highway (Rt. 1) approximately 397 ft. southeast of Sea Air Avenue. 911 Address: 19724 Coastal Highway, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.00-319.01

**Case No. 12559 – Steve T. Fitzgerald** seeks a variance from the corner 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 on the corner of Riverside Drive and Marjorie Drive within The Island Subdivision. 911 Address: 9001 Riverside Drive, Seaford. Zoning District: AR-1. Tax Parcel: 331-7.00-51.00

**Case No. 12560 – Yasin & Layla, LLC (Mahmut & Dawn Yilmaz)** seeks a special use exception to operate a day care center (Sections 115-23, 115-72 and 115-210 of the Sussex County Zoning Code). The property is located on the southeast side of John J.



Williams Highway (Rt. 24) at the intersection with Oak Orchard Road (Rt. 5). 911 Address: 31507 Oak Orchard Road, Millsboro. Zoning District: B-1 and AR-1. Tax Parcel: 234-29.00-263.12

**Case No. 12561 – Kevin Phelan** seek variances from the front yard, side yard and rear yard setback requirements for existing and proposed structures (Sections 115-25, 115-182, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located at the intersection of Cedar Creek Road (Rt. 30) and Cabbage Pond Road approximately 658 ft. south of Benson Road. 911 Address: 8952 Cedar Creek Road, Lincoln. Zoning District: AR-1. Tax Parcel: 230-14.00-68.00

**Case No. 12562 – David Bower** seek variances from the side yard and 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 on the southwest side of Mulberry Knoll Road approximately 0.25 mile northwest of John J. Williams Highway (Rt. 24). 911 Address: 19490 Mulberry Knoll Road, Lewes. Zoning District: AR-1. Tax Parcel: 334-12.00-16.02

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.

