

The Sussex County Board of Adjustment will hold a Public Hearing on **Monday, June 7, 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 sussexcountystate.gov.

Case No. 12563 – Zachary Hess seeks a variance from the maximum fence height requirement for a proposed fence. (Sections 115-34, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on a through lot on the northwest side of Hickman Drive and the southeast side of Club House Road within the Whites Creek Manor Subdivision. 911 Address: 739 Hickman Drive, Ocean View. Zoning District: MR. Tax Parcel: 134-12.00-1030.00

Case No. 12564 – Dan Krausz seek variances from the front yard setback requirements for proposed structures (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is a through lot located on the west side of Arabian Parkway and the east side of Tennessee Walk within the Arabian Acres Subdivision. 911 Address: N/A. Zoning District: MR. Tax Parcel: 334-10.00-35.00

Case No. 12565 – Michael Kelly seeks variances from the corner front yard setback requirements for proposed structures (Sections 115-25, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Wilson Avenue within Cape Windsor Subdivision. 911 Address: 38765 Wilson Avenue, Selbyville. Zoning District: AR-1. Tax Parcel: 533-20.14-70.00

Case No. 12566 – Lindsey Smith seeks a special use exception operate a day care center (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the west side of Deerfield Lane at the intersection with West Stein Highway. 911 Address: 25362 Deerfield Lane, Seaford. Zoning District: AR-1. Tax Parcel: 531-12.00-70.00

Case No. 12567 – Anthony A. Kempinski, Jr. seek variances from the front yard setback and rear yard setback requirements for existing and proposed structures (Sections 115-42, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of Forest Drive within Orchard Manor Subdivision. 911 Address: 28296 Forest Drive, Millsboro. Zoning District: GR. Tax Parcel: 234-34.08-95.00

Case No. 12568 – Mary Ann Brewer seek variances from the side yard setback requirements for proposed structures (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of Bayview East within Bayview Estates Subdivision. 911 Address: 38825 Bayview East, Selbyville. Zoning District: AR-1. Tax Parcel: 533-19.00-132.00



Case No. 12569 – Lisa & David A. Wenerd, Sr. seeks 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 on the north side of Woodland Court South withing the Angola by the Bay Subdivision. 911 Address: 33173 Woodland Court South, Lewes. Zoning District: AR-1. Tax Parcel: 234-12.17-103.00

Case No. 12570 – Keystone Novelties Distributors, LLC (Tanger Properties LP) seeks a special use exception to place a tent for special events (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located on the northeast side of Coastal Highway (Rt. 1) approximately 0.24 mile northwest of Holland Glade Road. 911 Address: 36470 Seaside Outlet Drive, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.00-325.16

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.

