

The Sussex County Board of Adjustment will hold a Public Hearing on **Monday, January 24, 2022 at 6:00 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 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. 12649 – James C. DiPaula, TTEE** seeks variances from the front yard setback, side yard setback, and maximum fence height requirement requirements for proposed structures (Sections 115-34, 115-182, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the south side of Penn Street at the East Lake Drive and Penn Street intersection. 911 Address: 2 Penn Street, Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.06-112.00

**Case No. 12650 – Sandy Wilkinson** seeks variances from the rear yard setback requirements and from the minimum aggregate front yard and rear yard requirements for proposed structures (Sections 115-34, 115-183 and 115-188 of the Sussex County Zoning Code). The property is located on the north side of Tower Place within the Overlook subdivision. 911 Address: 30569 Tower Place, Selbyville. Zoning District: MR-RPC. Tax Parcel: 533-20.00-90.00

**Case No. 12651 – Beachfire Brewing Company, LLC** seek a special use exception to place a tent for more than three days. (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located on the northeast corner of Central Avenue and Johnston Street within the Shockley subdivision. 911 Address: 19841 Central Avenue, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.20-24.00

**Case No. 12652 – Theodore John Banks** seeks a variance from the front yard setback requirement for a proposed structure (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is located at the west side of Whites Neck Road approximately 380 feet north of Old Mill Road. 911 Address: 30708 Whites Neck Road, Dagsboro. Zoning District: AR-1. Tax Map: 134-8.00-10.00

**Case No. 12653– Rodger Pearce** seeks a special use exception for a garage studio apartment (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located at the east side of Seagull Lane at the intersection of Bunting Road and Seagull Lane. 911 Address: 23004 Seagull Lane, Georgetown. Zoning District: AR-1. Tax Map: 133-6.00-56.15

**Case No. 12654 – DMR Properties, LLC** seek a variance from the front yard setback and the rear yard setback requirements for a proposed structure (Sections 115-82, 115-182, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located at the west side of John J. Williams Highway (Rt. 14) approximately 851 feet north of Bay Farm Road. 911 Address: N/A. Zoning District: C-1. Tax Map: 234-23.00-180.00 and 234-23.00-181.00



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.

