

The Sussex County Board of Adjustment will hold a Public Hearing on **Monday, November 2, 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. 12487 – John & Colleen Girouard seek an appeal of a determination by the Planning Director (Sections 115-208 and 115-209 of the Sussex County Zoning Code) and seek variances from the front yard setback requirements for proposed structures. (Sections 115-34, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Hassell Ave. Ext., approximately 346 ft. south of Hassell Ave. in the Bay View Park Subdivision. 911 Address: 34978 Hassell Ave., Ext., South Bethany. Zoning District: MR. Tax Parcel: 134-20.11-25.00

Case No. 12488 – Sandhill Real Estate Investments, LLC seeks variances from the front yard setback requirements for proposed structures (Sections 115-25 and 115-182 of the Sussex County Zoning Code). These properties are the Estates of Sandhill Valley which is located at the intersection of Huff Road and Vines Avenue. 911 Address: The Estates of Sandhill Valley (Lots 7-83, 93-177, 190-243, 254-301, 309-350, and 360-393). Zoning District: AR-1. Tax Parcels: Map - 135, District - 10.00, Parcels - 212.00-288.00, 298.00-382.00, 395.00-448.00, 459.00-506.00, 514.00-555.00, and 565.00-598.00

Case No. 12489 – Rehoboth Inn JK, LLC seeks variances from the front yard and rear yard setback requirements for existing and 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 Coastal Highway (Rt. 1) approximately 153 ft. southeast of Washington Street. 911 Address: 20494 Coastal Highway, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-19.08-176.00

Case No. 12490– Tynetta Mullen seeks a special use exception to operate a day care center (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the north side of Cabbage Pond Road approximately 446 ft. east of Cedar Creek Road. 911 Address: 21613 Cabbage Pond Road, Lincoln. Zoning District: AR-1. Tax Parcel: 230-14.00-75.05

Case No. 12491 – Michael & Kathryn Stazzone seek variances from the side yard setback and rear yard setback requirements for existing structures (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the northeast side of Kings Drive within the Swanendael Subdivision 911 Address: 2513 Kings Drive, Lewes. Zoning District: AR-1. Tax Parcel: 335-8.10-3.00

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.



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.

