

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

January 6, 2025

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for November 4, 2024.

Approval of the Findings of Fact for November 4, 2024.

Public Hearings

Case No. 13022 — Karen Groves

~~seeks a variance from the rear yard setback for an inground pool (Sections 115-34 and 115-185 D of the Sussex County Zoning Code.) The property is located on the east side of Keenwick Road within the Keenwick Subdivision. 911 Address: 38169 Keenwick Road, Selbyville. Zoning District — MR Tax Map: 533-20.09-72.00~~

Case No. 12987 – DEStorage.com LLC

seeks a special use exception for an off-premises sign and seeks variances from the front yard setback requirement and separation distance requirements for a proposed structure (Section 115-159.5B, 115-161.2D and 115-80 of the Sussex County Zoning Code). The property is located South of Dickerson Road, West of Dupont Boulevard and Northeast of Handy Road. 911 Address: 28862 Dupont Boulevard, Millsboro. Zoning District: C-1. Tax Parcel: 233-5.00-101.00

Case No. 13028 – Jose Villatoro

seeks a special use exception for an accessory dwelling unit with a floor area greater than 1,000 sq ft or 50% of the floor area of the single-family dwelling located on the same lot. (Sections 115-32 C and 115-20 A(15)(c) of the Sussex County Zoning Code). The property is located on southwest side of Vines Creek Road. 911 Address: 34206 Vines Creek Road, Dagsboro. Zoning District: MR. Tax Map: 134-11.00-137.00

Case No. 13029 – John Maharaj

seeks variances from the side and front yard setback requirements for an existing structure. (Sections 115-34, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the west side of Shore Drive. 911 Address: 9188 Shore Drive, Milford. Zoning District: MR. Tax Map: 230-17.00-199.00

Case No. 13030 – Thomas and Lisa Lattomus

seeks variances from the front yard setback requirements for a proposed structure. (Sections 115-27 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of Basin Street. 911 Address: 37423 Basin Street, Rehoboth Zoning District: AR-2 Tax Map: 334-19.16-19.00

Case No. 13031 – Michael King

seek a variance from the rear yard setback requirements for an existing structure. (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the north side of Nine Foot Road. 911 Address: 26795 Nine Foot Road, Dagsboro Zoning District: AR-1 Tax Map: 233-15.00-211.00

Case No. 13032 – Paul and Gladys King

seeks variances from the side yard setback for existing structures. (Sections 115-183 and 115-25 of the Sussex County Zoning Code.) The property is located on the east side of Taft Avenue within the Cape Windsor development. 911 Address: 38821 Taft Avenue, Selbyville Zoning District: AR-1 Tax Map: 533-20.18-169.00

Additional Business

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 30, 2024 at 4:30 p.m., and at least seven (7) days in advance of the meeting. Revised January 3, 2025, to Reschedule Case No. 13022 – Karen Groves.

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 30, 2024. at 4:30 p.m. and at least seven (7) days in advance of the meeting.

The Agenda was prepared by the Director of Planning and Zoning and is subject to change to include the additional or deletion of items, including Executive Sessions, which arise at the time of the meeting.

Agenda items may be considered out of sequence.

The meeting will be streamed live at <https://sussexcountyde.gov/council-chamber-broadcast>

The Board of Adjustment meeting materials, including the “packet” are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>.

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments are encouraged to be submitted by 4:30 P.M. on January 2, 2025.

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