

BOARD OF ADJUSTMENT

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JOHN T. HASTINGS
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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

February 6, 2023

6:00 P.M.

PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA**

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for December 12, 2022

Approval of Finding of Facts for December 12, 2022

Public Hearings

Case No. 12789 – FDPN Management LLC seeks a special use exception to operate a potentially hazardous use (use of a concrete crusher to support manufacturing and recycling associated with a concrete batching plant) (Sections 115-110 and 115-111 of the Sussex County Zoning Code). The property is located on the west side of Sussex Highway approximately 0.30 miles north of Cannon Road. 911 Address: 20354 Sussex Highway, Bridgeville. Zoning District: HI-1. Tax Parcel: 131-19.00-5.00

Case No. 12790 – Joshua E. Mueller seeks variances from the maximum fence height requirement for an existing fence and front yard setback requirement for existing structures (Sections 115-25, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of Peppers Corner Road at the corner of Beaver Dam Road. 911 Address: 34215 Peppers Corner Road, Dagsboro. Zoning District: AR-1. Tax Parcel: 134-15.00-124.00

Case No. 12791 – Chad J. Parker and Laurel J. Hummel seek variances from the rear yard setback requirements for proposed structures (Sections 115-34, and 115-183 of the Sussex County Zoning Code). The property is located on the northwest side of Gloucester Drive within the Canal Point Subdivision. 911 Address: 41235 Gloucester Drive, Rehoboth Beach. Zoning District: MR. Tax Map: 334-13.00-1505.00



Case No. 12792 – Todd and Nina Probel seek variances from the side yard setback requirement for a proposed structure (Sections 115-25, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of Show Jumper Lane within the Showfield Subdivision. 911 Address: 18315 Show Jumper Lane, Lewes. Zoning District: AR-1. Tax Map: 335-8.00-1128.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 30, 2023, 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 addition 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 County is required to provide a dial-in number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.** Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1 302 394 5036
Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items under public hearings on this agenda.

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

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 Thursday, February 2, 2023

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