

## BOARD OF ADJUSTMENT

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# Sussex County

DELAWARE  
sussexcountyde.gov

(302) 855-7878

## AGENDA

February 7, 2022

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 13, 2021

### Approval of Finding of Facts for December 13, 2021

### Public Hearings

**Case No. 12643 – E. Nelson & Linda Justice** seeks a special use exception for a garage/studio apartment and a variance from the maximum square footage for a garage/studio apartment for a proposed use within an existing structure (Sections 115-23, 115-25, & 115-210 of the Sussex County Zoning Code). The property is located on the northwest side of Cypress Lane approximately 0.23 mile north of Old Landing Road. 911 Address: 30478 Cypress Lane, Laurel. Zoning District: AR-1. Tax Parcel: 232-13.00-63.01

**Case No. 12644 – Orlando Figueroa** seeks a variance from the front yard setback requirement for a proposed garage (Sections 115-42 and 115-182 of the Sussex County Zoning Code). The property is located on the north side of Weigelia Drive approximately 340 ft. east of Wilson Hill Road. 911 Address: 15421 Weigelia Drive, Georgetown Zoning District: GR. Tax Parcel: 231-3.00-24.00

**Case No. 12645 – Zachary Ulrich & Breanna Tumas** seeks a variance from the maximum lot coverage requirement (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on S Canal Street within the Bay City Manufactured Home Park. 911 Address: 35851 S Canal Street, Millsboro. Zoning District: AR-1. Tax Map: 234-24.00-34.00-17838



COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DELAWARE 19947

**Case No. 12646 – Donna P. Thomas** seeks a variance from the side yard setback requirement for a proposed structure (Sections 115-34, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located at the south side of Admiral Road within the Tower Shores Subdivision. 911 Address: 39950 1E Admiral Road, Bethany Beach. Zoning District: MR. Tax Map: 134-5.00-110.00 E-2

**Case No. 12647– Jason Satterfield** seeks variances from the side yard and rear yard setback requirements for an existing structure (Sections 115-34, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located at the northeast side of Shawnee Drive within the Blackwater Village Subdivision. 911 Address: 34060 Shawnee Drive, Dagsboro. Zoning District: MR. Tax Map: 134-11.00-301.00

**Case No. 12648 – Katherine Benton** seeks a special use exception to operate a tourist home (Sections 115-32, 115-34, 115-183, 115-185, and 115-210 of the Sussex County Zoning Code). The property is located at the northwest side of Creek Road within the Blackwater Village Subdivision. 911 Address: 34085 Creek Road, Dagsboro. Zoning District: MR. Tax Map: 134-11.00-358.00

**Additional Business**

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-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 27, 2022 at 3:30 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 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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:30 P.M. on Thursday, February 3, 2022

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