

BOARD OF ADJUSTMENT

JEFF CHORMAN, CHAIRMAN
KEVIN E. CARSON
JOHN WILLIAMSON
JOHN T. HASTINGS
JORDAN WARFEL



Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

February 20, 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 19, 2022

Approval of Finding of Facts for December 19, 2022

Old Business

Case No. 12773– Bay Shore Community Church, c/o Jeremy Ferruccio seeks a special use exception to operate a daycare (Section 115-23 of the Sussex County Zoning Code). The property is located on the west side of Old Landing Road approximately 0.12 miles from Betsy Ross Boulevard. 911 Address: 20376 Old Landing Road, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-18.00-78.00 & 78.01

Case No. 12778 – Jaymo Holdings LLC seeks variances from the front yard setback requirement for existing structures (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the north side of Teatown Road approximately 580 ft. east of Deep Grass Lane. 911 Address: 13941 Teatown Road, Lot 1, Greenwood. Zoning District: AR-1. Tax Parcel: 130-5.00-9.03

Public Hearings

Case No. 12794 – Daniel A. Nedwick seeks a variance from the rear yard setback requirement 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 Hayes Avenue within the Edgewater Acres Subdivision. 911 Address: 13028 Hayes Avenue, Selbyville. Zoning District: AR-1. Tax Map: 533-20.19-54.00



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

Case No. 12795 – Barry Dukes II seeks a special use exception to operate a rifle/pistol range not to exceed five (5) years (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the northeast side of Hammer and Chisel Drive approximately 1270 feet from Dukes Lumber Road. 911 Address: 29091 Hammer and Chisel Drive, Laurel. Zoning District: AR-1. Tax Map: 232-8.00-5.08

Case No. 12796 – Craig Forster seeks variances from the front yard and corner front yard setback requirements for proposed structures (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is a corner through lot located on the west side of 2nd Street within the Ann Acres Subdivision. 911 Address: 21206 2nd Street, Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-20.13-159.00

Case No. 12797 – GP Lewes LLC seeks variances from the front yard setback requirements for existing and proposed structures (Sections 115-82 and 115-182 of the Sussex County Zoning Code). The property is located on the southeast side of Shady Road at Coastal Highway. 911 Address: 17467 Shady Road, Lewes. Zoning District: C-1. Tax Map: 334-6.00-525.00

Additional Business

Document Management System Training – Jennifer Norwood



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 13, 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 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://sussexcountye.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://sussexcountye.gov/agendas-minutes/board-of-adjustment>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountye.gov. All comments are encouraged to be submitted by 4:30 P.M. on Thursday, February 16, 2023

####

