

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
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AGENDA

March 1, 2021

6:00 P.M.

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

Call to Order

Pledge of Allegiance

Introduction of Staff Members

Approval of Agenda

Approval of Minutes for December 21, 2020

Approval of Finding of Facts for December 21, 2020

Approval of Minutes for January 4, 2021

Approval of Finding of Facts for January 4, 2021

Old Business

Case No. 12515 – RC Marshall, Inc. seek variances from the side yard, front yard setback requirements and the landscape buffer requirement in the Combined Highway Corridor Overlay Zone (CHCOZ) for proposed structures. (Sections 115-82, 115-182, 115-183, 115-185 and 115-194.1 of the Sussex County Zoning Code). The property located on the northeast side of Washington Street at the intersection of Coastal Highway (Rt. 1). 911 Address: 20469 Washington Street, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-19.08-173.00

Case No. 12520 – Dewey Beer Company seeks variances from the side yard setback requirements for a proposed structure (Sections 115-82 and 115-183 of the Sussex County Zoning Code). The property is located on the southeast side of Iron Throne Drive off Harbeson Road (Rt. 5) approximately 0.20 mile north of Lewes Georgetown Highway (Rt. 9). 911 Address: 21241 Iron Throne Drive, Milton. Zoning District: C-1. Tax Parcel: 235-30.00-21.00



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

Public Hearings

Case No. 12524 – Linda Reichel & Ann Fones seek variances from the separation distance requirement for proposed and existing structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the southwest side of Prince Street within the Camelot Meadows Manufactured Home Park. 911 Address: 19676 Prince Street, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-304.00-56145

Case No. 12530 – Jason & Jennifer Sutton seek variances from the side yard setback requirement for a proposed structure (Sections 115-42, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the west side of Blue Bill Drive within the Swann Keys Subdivision. 911 Address: 37057 Blue Bill Drive, Selbyville. Zoning District: GR. Tax Parcel: 533-12.16-171.00

Case No. 12531 – Mark & Amy Bower seek a variance from the side yard setback requirement for existing structures (Sections 115-42, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the southwest side of Quillen Road within the Rehoboth Manor Subdivision. 911 Address: 20592 Quillen Road, Rehoboth Beach. Zoning District: GR. Tax Parcel: 334-19.12-36.01

Case No. 12533 – Jyoti A. Tulsian & Kelsy Swearer seek variances from the front yard setback requirement for existing structures (Sections 115-82, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Oak Orchard Road (Rt. 5) approximately 245 ft. northwest of Delaware Avenue. 911 Address: 32681 Oak Orchard Road, Millsboro. Zoning District: C-1. Tax Parcel: 234-34.08-57.01

Case No. 12534 – Michael & Dea O’Hopp seek a variance from maximum fence height requirement for a proposed fence. (Sections 115-50, 115-182 and 115-185 of the Sussex County Zoning Code). The property is a through lot located on the west side of Ocean Park Lane and the east side of Coastal Highway (Rt. 1) within the Fenwick Acres Subdivision. 911 Address: 37146 Ocean Park Lane, Fenwick Island. Zoning District: HR-1. Tax Parcel: 134-22.00-31.00

Additional Business

Board of Adjustment meetings can be monitored on the internet at
www.sussexcountyde.gov



In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 22, 2021 at 4:00 p.m., and at least seven (7) days in advance of the meeting.

This Agenda 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 listed may be considered out of sequence.

-MEETING INSTRUCTIONS-

**** The Sussex County Board of Adjustment is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.**

The public is encouraged to view the meeting on-line. Any person attending in person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask.

Chambers seating capacity is limited, and seating assignments will be enforced.

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 phone, 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/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments shall be submitted by 4:30 P.M. on Thursday, February 25, 2021

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