

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
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AGENDA

March 2, 2020

6:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for January 6, 2020

Approval of Findings of Fact for January 6, 2020

Old Business

Case No. 12404 – Douglas Bates seeks variances from the side yard setback and rear yard setback requirements for a proposed and existing structures (Sections 115-42, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Robinhood Loop within the Sherwood Forest North subdivision. 911 Address: 32342 Robinhood Loop, Millsboro. Zoning District: GR. Tax Parcel: 234-23.00-198.00

Case No. 12415 – Mary C. Harry-Wolf seek variances from the rear yard setback and side yard setback requirements for existing and proposed structures (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the northwest side of Anchor Watch Loop within the Marina at Peppers Creek subdivision. 911 Address: 31192 Anchor Watch Loop, Dagsboro. Zoning District: AR-1. Tax Parcel: 233-7.00-228.00

Case No. 12416 – Jessica F. Peake seeks variances from the front yard setback requirements for proposed structures, the landscape buffer requirement in the Combined Highway Corridor Overlay Zone (CHCOZ), and from the number of required parking spaces. (Sections 115-82, 115-162, 115-182 and 115-194.1 of the Sussex County Zoning Code). The property is located on the east side of Coastal Hwy. (Rt. 1) approximately 300 ft. south of Jefferson Bridge Rd. 911 Address: 32967 Coastal Highway, Bethany Beach. Zoning District: C-1. Tax Parcel: 134-17.11-40.00

Public Hearings

Case No. 12418 – Wade, LLC seeks variances from the front yard setback and the corner



front yard setback requirements for proposed structures (Sections 115-82 and 115-182 of the Sussex County Zoning Code). The property is located on the northeast corner of Birch Rd. and South St. approximately 55 ft. east of Old Landing Rd. 911 Address: 35603 South St., Rehoboth Beach Zoning District: C-1. Tax Parcel: 334-13.00-150.00

Case No. 12419 – Adam & Renee Koper seeks variances from the front yard setback and the corner front yard setback requirements for a proposed dwelling (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is a through lot located on the northwest corner of Wellington Ct. and Windsor Rd. within the Rehoboth Beach Yacht and Country Club subdivision. 911 Address: 2 Wellington Ct., Rehoboth Beach Zoning District: MR. Tax Parcel: 334-19.00-1380.00

Case No. 12420 – Glenville Hollow Farms seek a variance from the road frontage requirement for a proposed lot (Section 115-25 of the Sussex County Zoning Code). The property is located on the west side of Bridgeville Hwy. (Rt. 13A) approximately 0.54 mile southwest of Sussex Hwy. (Rt. 13). 911 Address: 22358 Bridgeville Hwy. Seaford. Zoning District: AR-1. Tax Parcel: 331-3.00-145.00 (Portion of)

Case No. 12421 – Colleen Fitzgerald seeks variances from the separation distance requirement between units for existing and proposed structures (Sections 115-25, 115-172 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Sandpiper Rd. within the Pot Nets Seaside manufactured home park. 911 Address: 37109 Sandpiper Rd., Millsboro. Zoning District: AR-1. Tax Parcel: 234-31.00-4.00-6011

Case No. 12422 – Diane W. McConnell seeks variances from the front yard setback requirements for an existing structure and a special use exception for a tourist home (Sections 115-23, 115-34, 115-182, and 115-210 of the Sussex County Zoning Code). The property is located on the west side of Shore Drive approximately .55 mile north of Prime Hook Rd. 911 Address: 9026 Shore Dr., Milford. Zoning District: MR. Tax Parcel: 230-17.00-218.06

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 21, 2020 at 12:00 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.**

