

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

March 10, 2025

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Public Hearings

Case No. 13033 – Melissa Burbage

seeks a special use exception for a commercial dog kennel (Section 115-72 of the Sussex County Zoning Code). The property is located East of Pyle Center Road. 911 Address: 35025 Pyle Center Road, Frankford. Zoning District: B-1. Tax Parcel: 533-6.00-25.01

Case No. 13036 – Timber Creek West, LLC

seeks a special use exception for an off-premise billboard (Sections 115-159.5(B) and 115-80 of the Sussex County Zoning Code). The property is located on the south side of Coastal Highway, west of Camelot Drive. 911 Address: 19470 Coastal Highway, Rehoboth Beach. Zoning District: C-1 Tax Parcel: 334-13.00-305.02

Case No. 13037 – Yasin & Layla, LLC

seek a variance from the rear yard setback for a proposed structure (Sections 115-183 and 115-83.15 of the Sussex County Zoning Code). The property is located on the southeast side of John J Williams Highway and north of Oak Orchard Road. 911 Address: 31507 Oak Orchard Road, Millsboro. Zoning District: C-2 Tax Parcel: 234-29.00-263.12

Case No. 13038 – EVG/ Admiral Ventures, LLC

seeks variances from the height re-requirement for a proposed fence and from the landscaping requirements in the Combined Highway Corridor Overlay Zone (CHCOZ) (Sections 115-185 & 115-194.1 of the Sussex County Zoning Code). The property is located on the north side of Coastal Highway and south of Robinsons Drive. 911 Address: 38158 Robinsons Drive, Rehoboth. Zoning District: C-1 Tax Parcel: 334-20.09-47.00

Case No. 13040 – Old Bay Road, LLC

seeks variances from the front yard setback for a proposed structure and the landscape buffer requirements in the Combined Highway Overlay Zone (CHCOZ) for a proposed structure (Sections 115-77.1, 115-82, 115-182, and 115-194.1 of the Sussex County Zoning Code). The property is located on the southwest side of Coastal Highway and northeast side of Old Bay Road. 911 Address: N/A Zoning District: C-1 Tax Parcel: 334-20.09-215.00

Case No. 13041 – Delmarva Armory, LLC

seeks a special use exception for a rifle and pistol range (Sections 115-23(A) and 115-25 of the Sussex County Zoning Code). The property is located on north side of East Line Road, Millsboro. 911 Address: 38531 Par-ker Road, Millsboro. Zoning District: AR-1 Tax Parcel: 333-15.00-20.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 3, 2025. 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://sussexcountyde.gov/council-chamber-broadcast>

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 are encouraged to be submitted by 4:30 P.M. on March 6, 2025.

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