

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

March 20, 2023

6:00 PM

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

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for January 23, 2023

Approval of the Findings of Fact for January 23, 2023

Public Hearings

Case No. 12802 – Sea Air Village

seeks variances from the separation distance and rear yard setback requirements for proposed structures (Sections 115-25, 115-172, and 115-183 of the Sussex County Zoning Code). The property is located on the northwest side of Dodd Avenue, Lot G12, within the Sea Air Village Manufactured Home Park. 911 Address: 19971 Dodd Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3170

Case No. 12803 – James King

seeks a variance from the side yard setback requirement for a proposed structure (Sections 115-25, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of Bayview West within the Bay View Estates Subdivision. 911 Address: 38901 Bayview West, Selbyville. Zoning District: AR-1. Tax Map: 533-19.00-191.00

Case No. 12804 – Peter Roenke

seeks variances from the front yard and corner front yard setback requirements for proposed structures (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is a lot located on the corner of Roy Creek Lane and Cedar Road within the Keenwick Subdivision. 911 Address: 38174 Roy Creek Lane, Selbyville. Zoning District: MR. Tax Map: 533-20.09-169.00

Case No. 12805 – Herman and Patricia Bollinger

seek variances from the maximum fence height requirements for existing structures (Sections 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the corner of Upspring Court and Artesian Avenue within the Woods at Burton Pond Subdivision. 911 Address: 23007 Upspring Court, Lewes. Zoning District: AR-1. Tax Map: 234-11.00-976.00

Case No. 12806 – Cheryl K. Koozer

seeks variances from the front yard setback requirement for proposed structures (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the southeast side of Long Boat Drive within the Clearwater Subdivision. 911 Address: 33529 Long Boat Drive, Frankford. Zoning District: MR. Tax Map: 134-17.00-39.03-128

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 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://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. All comments are encouraged to be submitted by 4:30 P.M. on March 16, 2023.

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