

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

April 3, 2023

6:00 PM

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

Call to Order

Pledge of Allegiance

Approval of Agenda

Public Hearings

Case No. 12810 – JKJ Properties LLC

seeks a special use exception to place an off-premise electronic message center (Sections 115-80, 115-83.6, 115-159.5, and 115-161.1 of the Sussex County Zoning Code). The property is a lot located on the north side of Beach Highway approximately 725 ft. west of Spruce Road. 911 Address: 16505 & 16507 Beach Highway, Ellendale. Zoning District: CR-1. Tax Map: 230-26.00-6.02

Case No. 12807 – Michael and Amanda Bendett

seek variances from the maximum fence height requirements for proposed structures (Sections 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Omar Road within the Ida Jane Farm Subdivision. 911 Address: 32849 Omar Road, Frankford. Zoning District: AR-1. Tax Parcel: 134-11.00-40.12

Case No. 12808 – Tony Rife

seeks variances from the front yard setback requirement for proposed structures (Sections 115-42 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of East Lagoon Road within the Dogwood Acres Subdivision. 911 Address: 30811 East Lagoon Road, Dagsboro. Zoning District: GR. Tax Map: 134-6.00-119.00

Case No. 12809 – Alan R. and Pamela K. Siek

seek variances from the front yard setback requirements for existing and proposed structures (Sections 115-42 and 115-182 of the Sussex County Zoning Code). The property is a through lot located between Daisey Road and Bay Road within the Rehoboth Manor Subdivision. 911 Address: 20638 Daisey Road, Rehoboth Beach. Zoning District: GR. Tax Map: 334-19.12-43.01

Additional Business

Case No. 12515 - RC Marshall, Inc. – Time Extension Request

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 (Section 115-82, 115-182, 115-183, 115-185, and 115-194.1 of the Sussex County Zoning Code). The property is 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

-MEETING DETAILS-

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

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

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