

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

April 7, 2025

6:00 P.M.

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

Call to Order

Pledge of Allegiance

Approval of Agenda

Public Hearings

Case No. 13028 – Jose Villatoro seeks a special use exception and variance for an accessory dwelling unit with a floor area greater than 1,000 sq ft or 50% of the floor area of the single-family dwelling located on the same lot. (Sections 115-32 C and 115-20 A(15)(c) of the Sussex County Zoning Code). The property is located on the southwest side of Vines Creek Road. 911 Address: 34206 Vines Creek Road, Dagsboro. Zoning District: MR. Tax Map: 134-11.00-137.00

Case No. 13046 – Keystone Novelties Distributors seeks a special use exception for a temporary tent sale (Sections 115-32 & 115-210 of the Sussex County Zoning Code). The property is located on the south side of Fred Hudson Road approximately 200 ft. east of Cedar Neck Road. 911 Address: 695 Bethany Loop, Bethany Beach. Zoning District: MR. Tax Parcel: 134-13.00-88.05

Case No. 13047 – Keystone Novelties Distributors seeks a special use exception for a temporary tent sale (Sections 115-80 & 115-210 of the Sussex County Zoning Code). The property is located on the southwest of Sussex Highway at the intersection of Sussex Highway and Chipman's Lane. 911 Address: 30702 Sussex Highway, Laurel. Zoning District: C-1. Tax Parcel: 232-12.20-34.00

Case No. 13048 – Keystone Novelties Distributors seeks a special use exception for a temporary tent sale (Sections 115-80 & 115-210 of the Sussex County Zoning Code). The property is located on the north side of Coastal Highway at the intersection of Coastal Highway and Holland Glade Road within the Tanger Outlet Complex. 911 Address: 36470



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

Seaside Outlet Drive, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.00-325.06

Case No. 13049 – Keystone Novelties Distributors seeks a special use exception for a temporary tent sale (Sections 115-80 & 115-210 of the Sussex County Zoning Code). The property is located on the east side of Sussex Highway approximately 0.28 mile south of Cannon Road. 911 Address: 20689 Sussex Highway, Seaford. Zoning District: C-1. Tax Parcel: 331-2.00-18.15

Case No. 13050 – Keystone Novelties Distributors seeks a special use exception for a temporary tent sale (Sections 115-80 & 115-210 of the Sussex County Zoning Code). The property is located on the east side of Dupont Boulevard approximately 0.28 mile north of McCabe Road. 911 Address: 36389 Dupont Boulevard, Selbyville. Zoning District: C-1. Tax Parcel: 533-9.00-46.00

Case No. 13051 – Keystone Novelties Distributors seeks a special use exception for a temporary tent sale (Sections 115-72 & 115-210 of the Sussex County Zoning Code). The property is located on the south of Lighthouse Road directly across from West Fenwick Boulevard. 911 Address: N/A. Zoning District: B-1. Tax Parcel: 533-12.00-94.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 17, 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 addition 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/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 Thursday, March 20, 2025.



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