

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
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(302) 855-7878

AGENDA

April 17, 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 February 6, 2023

Approval of the Findings of Fact for February 6, 2023

Approval of the Minutes for February 20, 2023

Approval of the Findings of Fact for February 20, 2023

Public Hearings

Case No. 12812 – Francis and Jimenez LLC

seek 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 southwest side of Belle Road within the Bay View Park Subdivision. 911 Address: 34965 Belle Road, Bethany Beach. Zoning District: MR. Tax Map: 134-20.11-58.00

Case No. 12813 – Sam and Molly Cooper

seek variances from the front yard setback requirements for existing structures (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is a lot located on the northwest side of Robin Hoods Loop within the Sherwood Forest Subdivision. 911 Address: 32329 Robin Hoods Loop, Millsboro. Zoning District: MR. Tax Map: 234-23.00-425.00

Case No. 12814 – Robert L. and Candy C. Niblett

seek variances for the minimum lot area and lot width requirements for a proposed lot (Sections 115-42 of the Sussex County Zoning Code). The property is a lot located on the southeast side of Bethel-Concord Road approximately 350 ft. north of Towers Lane. 911 Address: 26091 Bethel-Concord Road, Seaford. Zoning District: GR. Tax Map: 132-2.00-332.08

Case No. 12815 – James Aguirre

seeks a variance from the front yard and side yard setback requirements for existing structures (Sections 115-42, 115-182, and 115-183 of the Sussex County Zoning Code). The property is a lot located on the northeast side of Swann Drive within the Swann Keys Subdivision. 911 Address: 37892 Swann Drive, Selbyville. Zoning District: GR. Tax Map: 533-13.13-13.00

Case No. 12816 – William T. Gorman

seeks a special use exception and a variance from the maximum square footage requirement for an existing garage/studio apartment (Sections 115-40 and 115-42 of the Sussex County Zoning Code). The property is a lot located on the northwest side of Washington Street within the Rehoboth Manor Subdivision. 911 Address: 20556 Washington Street, Rehoboth Beach. Zoning District: GR. Tax Map: 334-19.12-7.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 10, 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://sussexcountype.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://sussexcountype.gov/agendas-minutes/board-of-adjustment>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountype.gov. All comments are encouraged to be submitted by 4:30 P.M. on April 13, 2023.

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