

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

April 18, 2022

6:00 P.M.

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

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for February 21, 2022

Approval of Finding of Facts for February 21, 2022

Public Hearings

Case No. 12677 –Stephanie McEntaffer seek variances from the front yard setback and side yard setback requirements for existing and proposed structures (Sections 115-34, 115-182, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the south east side of Shore Drive approximately 150 ft. north of Carey Street. 911 Address: 9043 Shore Drive, Milford Zoning District: MR. Tax Parcel: 230-17.00-11.00

Case No. 12679 –Water’s Edge Church seeks variances from the front yard setback requirement for proposed structures (Section 115-83.8 and 115-182 of the Sussex County Zoning Code). The property is located on the east side of Reynolds Road and the southwest side of Broadkill Road at the intersection of Reynolds Road and Broadkill Road (Rt. 16). 911 Address: 13275 Reynolds Road, Milton Zoning District: CR-1. Tax Parcel: 235-15.00-7.01

Case No. 12683 – Gary Alexander seeks a variance from the rear yard setback requirement for a replacement structure (Sections 115-25, and 115-183 of the Sussex County Zoning Code). The property is located on the west side of Sussex Road within the Indian River Acres Subdivision. 911 Address: 30143 Sussex Road, Dagsboro. Zoning District: AR-1. Tax Parcel: 134-7.00-34.00



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2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

Case No. 12678 –Mehwish Aziz seeks a variance from the maximum fence height requirement for an existing fence (Sections 115-25 ,115-182, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the southwest side of Walnut Point Lane within the Collins Creek Estates. 911 Address: 31155 Walnut Point Lane, Ocean View Zoning District: AR-1. Tax Parcel: 134-8.00-318.00

Case No. 12680 – Renata Grabiak seeks a variance from the side yard setback requirement for a proposed pool with walkway (Sections 115-42, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the south side of Arrowhead Drive within the Pine Crest Terrace Subdivision. 911 Address: 30033 Arrowhead Drive, Ocean View Zoning District: GR. Tax Parcel: 134-9.00-156.00

Case No. 12681 – Sean Merlonghi seeks a variance from the side yard setback requirement for a proposed pole building/garage (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the northwest side of New Lane within the New Road Estates Subdivision. 911 Address: 5 New Lane, Lewes. Zoning District: AR-1. Tax Parcel: 335-8.00-591.00

Additional Business



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 28, 2022 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 Thursday, March 31, 2022.

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