

BOARD OF ADJUSTMENT

JOHN WILLIAMSON, CHAIRMAN
KEVIN E. CARSON
JEFF CHORMAN
JOHN T. HASTINGS
E. BRENT WORKMAN



Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878 T
(302) 845-5079 F

AGENDA

April 19, 2021

6:00 P.M.

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

Call to Order

Pledge of Allegiance

Introduction of Staff Members

Approval of Agenda

Old Business

Public Hearings

Case No. 12541 – Kevin & Zofia Bremser seek variances from the front yard setback requirements for a proposed and existing structures (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the east side of Rock Elm Drive within the Keenwick Subdivision. 911 Address: 38198 Rock Elm Drive, Selbyville. Zoning District: MR. Tax Parcel: 533-19.12-120.00

Case No. 12542 – Jeff & Victoria Rushie seek variances from the side yard setback requirements for proposed structures (Sections 115-34 and 115-183 of the Sussex County Zoning Code). The property is located at the intersection of North Bay Shore Drive and Maryland Avenue in Broadkill Beach. 911 Address: 10 Maryland Avenue, Broadkill Beach. Zoning District: MR. Tax Parcel: 235-4.13-63.00

Case No. 12543 – John Byrnes & Katherine Cunningham seek a variance from the rear yard setback requirements for a proposed structure (Sections 115-34 and 115-183 of the Sussex County Zoning Code). The property is located on the north side of Marina Bay Circle within The Peninsula Development. 911 Address: 33469 Marina Bay Circle, Millsboro. Zoning District: MR-RPC. Tax Parcel: 234-30.00-310.00 Unit 25

Case No. 12544 – Peaceful Child, LLC (Patrick Snyder) seeks a special use exception to operate a day care center (Sections 115-23 and 115-210 of the Sussex County Zoning Code).



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

The property is located on the southwest side of Coastal Highway (Rt. 1) approximately 0.31 mile southeast of Hudson Road. 911 Address: 14904 Coastal Highway, Milton. Zoning District: AR-1. Tax Parcel: 235-16.00-75.00 and 77.00

Case No. 12545 – Joseph A. Vai seeks a variance from the side yard setback requirement for a proposed structure (Sections 115-42 and 115-183 of the Sussex County Zoning Code). The property is located on the west side of Mallard Drive within the Swann Keys Subdivision. 911 Address: 37041 Mallard Drive, Selbyville. Zoning District: GR. Tax Parcel: 533-12.16-94.00

Case No. 12546 – Jeanne Murray seeks variances from the front yard and side yard setback requirements) for proposed and existing structures. (Sections 115-82, 115-182, 115-183, and 115-185 of the Sussex County Zoning Code). The property located on the southwest side of Washington Street approximately 225 ft. southeast of Church Street. 911 Address: 37496 Washington Street, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.20-63.00

Case No. 12547 – John Lepkowski seek variances from the side yard setback requirements for existing and proposed structures (Sections 115-42, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Blue Teal Road within the Swann Keys Subdivision. 911 Address: 37000 Blue Teal Road, Selbyville. Zoning District: GR. Tax Parcel: 533-12.20-46.00

Recess

7:30 p.m.

Case No. 12532 – John H. Legg seeks a special use exception to operate a rifle or pistol range (Sections 115-23 and 115-210 of the Sussex County Code). The property is located on the northeast corner of Gravel Hill Road (Rt. 30) at the intersection of Bennum Switch Road and Gravel Hill Road. 911 Address: 20093 Gravel Hill Road, Georgetown. Zoning District: AR-1. Tax Parcel 135-11.00-82.00

Additional Business

Board of Adjustment meetings can be monitored on the internet at
www.sussexcountyde.gov



In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 12, 2021 at 4:00 p.m., and at least seven (7) days in advance of the meeting.

This Agenda 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 listed may be considered out of sequence.

-MEETING INSTRUCTIONS-

**** The Sussex County Board of Adjustment is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.**

The public is encouraged to view the meeting on-line. Any person attending in person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask.

Chambers seating capacity is limited, and seating assignments will be enforced.

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 phone, 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/>

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, April 15, 2021

####

