

BOARD OF ADJUSTMENT

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Sussex County

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AGENDA

May 3, 2021

6:30 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

Approval of Minutes for March 1, 2021

Approval of Finding of Facts for March 1, 2021

Old Business

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

Public Hearings

Case No. 12548 – Kurt Family Limited Partnership seeks variances from the front yard setback requirement) for proposed and existing structures. (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of Garfield Avenue within the Edgewater Acres Subdivision. 911 Address: 39179 Garfield Avenue, Selbyville. Zoning District: AR-1. Tax Parcel: 533-20.18-185.00

Case No. 12549 – Shannon Neal/Sussex Family YMCA seeks a special use exception to operate a day care center (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located on the southwest side of Church Street approximately 156 feet northeast of Coastal Highway (Rt. 1). 911 Address: 20080 Church Street, Rehoboth Beach.



Zoning District: C-1. Tax Parcel: 334-13.20-53.00

Case No. 12551 – Rodney Kennedy seeks a variance from the side yard setback requirement for an addition to an existing structure (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Sycamore Road approximately 431 ft. southwest of Dukes Lumber Road. 911 Address: 14181 Sycamore Road, Laurel. Zoning District: AR-1. Tax Parcel: 232-8.00-2.00

Case No. 12552 – Clint & Blair Lutz seeks a variance from the side yard setback requirement for a proposed structure (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the west side of East Trap Pond Road approximately 0.31 mile southwest of Parker Road. 911 Address: 22842 East Trap Pond Road, Georgetown. Zoning District: AR-1. Tax Parcel: 135-19.00-51.04

Case No. 12553 – Coastal Properties, LLC seek variances from the rear yard setback requirements for a proposed structure (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located at the intersection of Stingey Lane and Beaver Dam Road approximately 589 ft. southeast of Lewes-Georgetown Highway (Rt. 9). 911 Address: 17677 Stingey Lane, Lewes. Zoning District: AR-1. Tax Parcel: 334-5.00-196.00

Case No. 12554 – Shane Eskridge seek variances from the front yard setback requirements for existing structures (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of Zoar Road approximately 700 ft. north of Graves Lane. 911 Address: 24815 Zoar Road, Georgetown. Zoning District: AR-1. Tax Parcel: 234-20.00-2.04

Case No. 12555 – Marie Burkman seek variances from the rear yard setback requirements for a proposed structure (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the south side of Old Pier Lane within The Estuary Subdivision. 911 Address: 33366 Old Pier Lane, Frankford. Zoning District: AR-1. Tax Parcel: 134-19.00-610.00

Case No. 12556 – Lisa Nicoletti & John Smilyk seek a variance from maximum fence height requirement for a proposed fence. (Sections 115-25, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Willow Creek Road within the Willow Creek Subdivision. 911 Address: 16086 Willow Creek Road, Lewes Zoning District: AR-1. Tax Parcel: 235-23.00-4.12

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 26, 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://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 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://sussexcountycle.gov/>

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 Thursday, April 29, 2021

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