

## BOARD OF ADJUSTMENT

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# Sussex County

DELAWARE  
sussexcountyde.gov

(302) 855-7878

## AGENDA

May 16, 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 March 21, 2022

### Approval of Finding of Facts for March 21, 2022

### Public Hearings

**Case No. 12690 – Christopher at the Townes at Winward Village, LLC** seek variances from the minimum lot width requirement. (Section 115-34 of the Sussex County Zoning Code). The property is located on the west side of Kent Avenue approximately 0.03 miles from Westway Drive. 911 Address: 33309 Kent Ave, Bethany Beach. Zoning District: MR. Tax Parcel: 134-17.11-6.00

**Case No. 12691 – Mary A. Sciole and Daniel M. Sciole** seek a variance from the maximum fence height requirement for a proposed fence. (Sections 115-25, 115-184, and 115-185 of the Sussex County Zoning Code). The property is located on the corner of Balsa Street and Sally's Drive within the Quaint Acres Subdivision. 911 Address: 37707 Balsa Street, Ocean View. Zoning District: AR-1. Tax Parcel: 134-16.00-829.00

**Case No. 12692 – Joseph P. Wood, Sr.** seeks a variance from the rear yard setback requirement for a proposed addition (Sections 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Brittingham Road approximately 0.6 miles from Whitesville Road (Rt. 30). 911 Address: 36394 Brittingham Road, Delmar. Zoning District: AR-1. Tax Parcel: 532-15.00-6.00



**Case No. 12693 – Joseph T. Ellis Jr.** seeks a variance from the front yard setback requirement for a proposed structure (Sections 115-34, and 115-182 of the Sussex County Zoning Code). The property is located at the south side of Oak Road within the Keen-Wik Subdivision. 911 Address: 37664 Oak Road, Selbyville. Zoning District: MR. Tax Parcel: 533-19.12-26.00

**Case No. 12695– Sea Air Village** seek variances from the separation distance requirements for proposed structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the corner of Center Avenue and Skyview Street within the Sea Air Village Manufactured Home Park. 911 Address: 19909 Center Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3377

**Additional Business**

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**-MEETING DETAILS-**

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 9, 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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:30 P.M. on Thursday, May 12, 2022.

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