

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

June 3, 2024

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for April 8, 2024

Approval of the Findings of Fact for April 8, 2024

Old Business

Case No. 12944 – Coastline Properties, LLC

seeks a special use exception for parking and loading requirements and variances from the off-street parking requirements, the front, side and rear setback requirements, and the landscape buffer requirements in the Combined Highway Overlay Zone (CHCOZ) for proposed structures (Section 115-80, 115-162, 115-82 and 115-194.1 of the Sussex County Zoning Code). The property is located East of Tulip Drive, North of Coastal Highway and West of Savannah Road. 911 Address: 97 Tulip Drive, Lewes. Zoning District: C-1. Tax Parcels: 335-11.00-93.00

Public Hearings

Case No. 12950 – C. Edward and Lynn Lester

seek a variance from the side yard setback requirement for a proposed structure (Section 115-34 of the Sussex County Zoning Code). The property is located South of River Road within the Riverdale Manufactured Home Park. 911 Address: 32344 River Road, Millsboro. Zoning District: MR. Tax Parcels: 234-34.12-37.00

Case No. 12945 – John R. Sears

seeks a variance from the front yard setback requirement for a proposed structure (Section 115-25 of the Sussex County Zoning Code). The property is located Northwest of Den Court within the Foxshire Subdivision. 911 Address: 18337 Den Court, Bridgeville. Zoning District: AR-1. Tax Parcels: 131-9.00-72.00

Case No. 12946 – Kenneth Egan and Jean Stuart

seek a variance from the side yard setback requirement for a proposed structure (Section 115-25 of the Sussex County Zoning Code). The property is located East of Holly Oak Lane within the Holly Oak Subdivision. 911 Address: 22315 Holly Oak Lane, Lewes. Zoning District: AR-1. Tax Parcels: 234-11.00-443.00

Case No. 12947 – Dennis and Ann Hanlon

seek variances from the rear yard setback requirement for a proposed structure (Section 115-25 of the Sussex County Zoning Code). The property is located East of Peppers Creek Road and North of South Dogwood Drive within the Dogwood Acres Subdivision. 911 Address: 30794 Peppers Creek Road, Dagsboro. Zoning District: AR-1. Tax Parcels: 134-6.00-200.00

Case No. 12948 – John McCahan

seeks a special use exception for a temporary tent sale (Section 115-80 of the Sussex County Zoning Code). The property is located North of Lighthouse Road. 911 Address: 38993 Beacon Drive, Fenwick Island. Zoning District: C-1. Tax Parcels: 134-23.00-3.04

Case No. 12924 – West Side New Beginnings, Inc.

seeks a variance from the maximum fence height requirement for a proposed structure (Section 115-184 and 115-85 of the Sussex County Zoning Code). The property is located North of Burton Avenue and Southeast of Norwood Street. 911 Address: 19801 Norwood Street, Rehoboth Beach. Zoning District: GR. Tax Parcels: 334-13.19-61.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 27, 2024. 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 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 May 30, 2024.

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