

BOARD OF ADJUSTMENT

JOHN WILLIAMSON, CHAIRMAN
KEVIN E. CARSON
JEFF CHORMAN
JOHN T. HASTINGS
JORDAN WARFEL



Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

June 6, 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 April 4, 2022

Approval of Finding of Facts for April 4, 2022

Public Hearings

Case No. 12686 – Kathy Harris seeks a variance from the front yard setback requirements for proposed structure (Sections 115-42, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the corner of Sandy Cove Road and Pine Crest Drive within the Pine Crest Terrace Subdivision. 911 Address: 30102 Pinecrest Drive, Ocean View. Zoning District: GR. Tax Parcel: 134-9.00-136.00

Case No. 12696 – Owen Kirby seeks a variance from the maximum fence height requirement. (Section 115-34, 115-184, and 115-185 of the Sussex County Zoning Code). The property is located on the south side of Dune Road at the corner of Coastal Highway. 911 Address: 39532 Dune Road, #2, Bethany Beach. Zoning District: MR. Tax Parcel: 134-5.00-74.00-2

Case No. 12697 – Ann Purcell seeks a variance from the maximum fence height requirement. (Section 115-34, 115-184, and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Cove Road at the corner of Coastal Highway. 911 Address: 39535 Cove Road, #1, Bethany Beach. Zoning District: MR. Tax Parcel: 134-5.00-75.00-1



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

Case No. 12698 – Cathy Harris seeks variances from the side yard setback requirement for existing structures. (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of Pondview Drive within the Red Mill Manor Subdivision. 911 Address: 31274 Pondview Drive, Lewes. Zoning District: AR-1. Tax Parcel: 235-23.00-12.00

Case No. 12699 –Bruce Sentman Jr. seeks variances from the rear yard setback requirement for a proposed structure. (Sections 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of Sheep Pen Road approximately 135 feet from Godwin School Road. 911 Address: 24230 Sheep Pen Road, Millsboro. Zoning District: AR-1. Tax Parcel: 133-16.00-73.03

Case No. 12700 – Lara Weathersbee seeks variances from the front yard setback requirement for proposed structures (Sections 115-42 and 115-182 of the Sussex County Zoning Code). The property is located on the north west side of Shady Ridge Drive within the Shady Ridge Subdivision. 911 Address: 125 Shady Ridge Drive, Rehoboth Beach. Zoning District: GR. Tax Parcel: 334-13.00-580.00

Case No. 12701– American Legion, Oak Orchard-Riverdale Post 28, Department of Delaware, Inc. seeks a special use exception to operate a temporary sales tent. (Sections 115-83.6 and 115-210 of the Sussex County Zoning Code). The property is located on the southwest side of Legion Road approximately 0.7 miles from John J. Williams Highway. 911 Address: 31768 Legion Road, Millsboro. Zoning District: CR-1. Tax Parcel: 234-29.00-263.00

Case No. 12702– KIR Associates - Bridgeville LLC co R&R Commercial Realty - Cindy Yencer ~~seeks a special use exception to operate a temporary sales tent. (Section 115-80 and 115-210 of the Sussex County Zoning Code). The property is located on the southeast corner of Bridgeville Center Road and Seashore Highway. 911 Address: 9577, 9537 & 9561 Bridgeville Center, Bridgeville. Zoning District: C-1. Tax Parcel: 131-15.00-24.04~~ – **WITHDRAWN**

Additional Business

Case No. 12225 – Old Orchard Ventures, LLC – Time Extension

Case No. 12587 – Rollin & Lisa Bell – Time Extension



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 26, 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, June 2, 2022.

####

