

**BOARD OF ADJUSTMENT**

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**Sussex County**

DELAWARE  
sussexcountyde.gov

(302) 855-7878

**AGENDA**

**June 17, 2024**

**6:00 PM**

**Call to Order**

**Pledge of Allegiance**

**Approval of Agenda**

**Approval of the Minutes for April 22, 2024**

**Approval of the Findings of Fact for April 22, 2024**

**Public Hearings**

**Case No. 12941 – Keystone Novelties Distributors**

seeks a special use exception for a temporary tent sale (Section 115-32 of the Sussex County Zoning Code). The property is located East of Cedar Neck Road and North of Bethany Loop within the Salt Pond Plaza Complex. 911 Address: 703 Bethany Loop, Bethany Beach. Zoning District: MR. Tax Parcel: 134-13.00-88.12

**Case No. 12942 – Keystone Novelties Distributors**

seeks a special use exception for a temporary tent sale (Section 115-80 of the Sussex County Zoning Code). The property is located East of Roxana Road and South of Atlantic Avenue. 911 Address: 34960 Atlantic Avenue, Ocean View. Zoning District: C-1. Tax Parcel: 134-12.00-330.01

**Case No. 12943 – Orlando and Evelyn Nieves**

seek variances from the side yard setback requirement for an existing addition (Section 115-25 of the Sussex County Zoning Code). The property is located Southwest of Comet Court within the Starlight Meadows Subdivision. 911 Address: 6 Comet Court, Milton. Zoning District: AR-1. Tax Parcels: 235-7.00-223.00

**Case No. 12951 – Charles and Ruth Basel**

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 West of Lenape Lane and South of Johnson Road within the Indian Acres Subdivision. 911 Address: 27135 Lenape Lane, Georgetown. Zoning District: AR-1. Tax Parcel: 234-9.00-37.00

**Case No. 12952 – Michael Lewis**

seeks a variance from the front yard setback requirement for a proposed structure (Section 115-42 of the Sussex County Zoning Code). The property is located South of Martins Way within the Martin E. Cox Subdivision. 911 Address: 38179 Martins Way, Ocean View. Zoning District: GR. Tax Parcel: 134-9.00-263.00

**Case No. 12953 – Jeff and Debbie Micsky**

seek variances from the front and corner front yard setback requirement for a proposed structure (Section 115-34 of the Sussex County Zoning Code). The property is located South of Cedar Road and West of Walnut Lane within the Keen-Wik Subdivision. 911 Address: 38302 Walnut Lane, Selbyville. Zoning District: MR. Tax Parcel: 533-19.12-92.00

**Case No. 12955 – Kenneth and Cynthia Sampson**

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 Northeast of North Haven Drive within the Americana Bayside Subdivision. 911 Address: 12409 N Haven Drive, Selbyville. Zoning District: MR. Tax Parcel: 533-19.00-2003.00

**Case No. 12957 – Dennis Badders**

seeks 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 West of Bowman Road. 911 Address: 3188 Bowman Road, Seaford. Zoning District: AR-1. Tax Parcel: 531-17.00-7.11

**Case No. 12959 – Dan and Robin Wanamaker**

seek 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 Southeast of Revel Road. 911 Address: 29257 Revel Road, Millsboro. Zoning District: AR-1. Tax Parcel: 133-16.00-84.00

**Additional Business**

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-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 10, 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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:30 P.M. on June 13, 2024.

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