

BOARD OF ADJUSTMENT

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JEFF CHORMAN
JOHN T. HASTINGS
JORDAN WARFEL



Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878 T

AGENDA

June 21, 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 April 19, 2021

Approval of Finding of Facts for April 19, 2021

Old Business

Case No. 12538 – Marc Forman seeks variances from the side 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 on the east side of Reynolds Road approximately 807 ft. northwest of Zion Church Road. 911 Address: 12921 Reynolds Road, Milton. Zoning District: AR-1. Tax Parcel: 235-8.00-18.00

Public Hearings

Case No. 12571 – ADBM Holdings, LLC seek a variance from the front yard setback requirement for a proposed structure (Sections 115-82 and 115-182 of the Sussex County Zoning Code). The property is located on the southwest side of DuPont Boulevard (Rt. 113) at the intersection of North Oak Drive. 911 Address: 28362 DuPont Boulevard, Millsboro. Zoning District: C-1. Tax Parcel: 133-16.00-105.00 & 105.01

Case No. 12572 – Frank & Laura Taylor seek a variance from maximum fence height requirement for an existing fence. (Sections 115-42, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of Adams Avenue approximately 110 feet southwest of South Bay Shore Drive in Broadkill Beach. 911 Address:



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

102 Adams Avenue, Milton. Zoning District: GR. Tax Parcel: 235-4.17-6.00

Case No. 12573 – Eugenia Castrejon seeks a special use exception to operate a day care center (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the west side of Sanfilippo Road approximately 0.21 mile north of Swan Lane. 911 Address: 20734 Sanfilippo Road, Bridgeville. Zoning District: AR-1. Tax Parcel: 331-2.00-40.00

Case No. 12574 – T. Patrick & Eileen Cannon seek variances from the front yard setback and maximum fence height requirements for proposed structures (Sections 115-34, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on the southwest side of London Circle South within the Rehoboth Beach Yacht and County Club Subdivision. 911 Address: 117 London Circle South, Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-19.00-495.00

Case No. 12575 – Hometown Village of Cool Branch, LLC seeks variances from the rear yard setback requirements for existing structures (Sections 115-42, 115-172, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Hitch Pond Circle within the Cool Branch Manufactured Home Park. 911 Address: 100 Hitch Pond Circle, Seaford. Zoning District: GR. Tax Parcel: 132-8.00-1.00

Case No. 12576 – Logan Galbreath seeks a variance from the front yard setback requirement for a proposed structure (Sections 115-42, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on the northeast side of Smith Drive within the Banksville Park Subdivision. 911 Address: 35438 Smith Drive, Ocean View. Zoning District: GR. Tax Parcel: 134-12.00-1260.00

Case No. 12577 – Woodlands Development, LLC seeks a variance from the front yard setback requirements for a proposed structure (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the north side of Yiana Drive within The Woodlands Subdivision. 911 Address: 34165 Yiana Drive, Frankford. Zoning District: AR-1. Tax Parcel: 134-19.00-429.00

Case No. 12578 – Jeff & Molly Chorman seek variances from the front yard setback requirements for proposed structures (Sections 115-34, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on the northwest side of Alabama Drive approximately 428 feet northeast of North Bayshore Drive in Broadkill Beach. 911 Address: 4 Alabama Avenue, Milton. Zoning District: MR. Tax Parcel: 235-3.12-106.00

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 June 14, 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://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 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://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 Thursday, June 17, 2021

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