

BOARD OF ADJUSTMENT

ELLEN MAGEE, CHAIR
KEVIN E. CARSON
JEFF CHORMAN
JOHN WILLIAMSON
E. BRENT WORKMAN



Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878 T
(302) 845-5079 F

AGENDA

July 6, 2020

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 June 1, 2020

Approval of Findings of Fact for June 1, 2020

Additional Business

Board of Adjustment Annual Reorganization

Old Business

Case No. 12433 – Donna M. Sulecki & Brenda L. Blackburn seek variances from the front yard setback and side yard setback requirements for existing structures (Sections 115-41, 115-182, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the northeast side of Rose Lane within the Orchard Manor subdivision. 911 Address: 28337 Rose Lane, Millsboro. Zoning District: GR. Tax Parcel: 234-34.08-28.00

Case No. 12428 – Sun Leisure Point Resort, LLC seeks variances from the separation distance requirement for proposed structures (Section 155-172 of the Sussex County Zoning Code) The property is location on the southwest side of Diplomat Street, approximately 440 ft. southeast of Radie Kay Lane. 911 Address: N/A. Zoning District: AR-1. Tax Parcel: 234-24.00-39.02 and 39.06

Consideration of Request for Rehearing for case 12416 – Lands of Jessica F. Peake.

Consideration of Request for Rehearing for case 12427 – Lands of Robert Barkey & Janet Hynes.



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

Public Hearings

Case No. 12440 – Lockwood Design & Construction Co., Inc. seek a special use exception for an off-premises electronic message center. (Sections 115-80, 115-81, 115-159.5, 115-161.1 & 115-210 of the Sussex County Zoning Code). The property is located on the southeast side of Broadkill Road (Rt. 16) approximately 380 ft. northeast of Reynolds Road. 911 Address: 26412 Broadkill Road, Milton. Zoning District: C-1. Tax Parcel: 235-15.00-24.00

Case No. 12441 – James & Amy Owens seek variances from the rear yard setback requirements and from the minimum aggregate front yard and rear yard requirements for proposed structures (Sections 115-34, 115-183 and 115-188 of the Sussex County Zoning Code). The property is located on the northeast corner of Tower Place and Ashlyn Road within The Overlook subdivision. 911 Address: 30563 Tower Place, Selbyville. Zoning District: MR. Tax Parcel: 533-20.00-88.00

Case No. 12442 – Richard Johnson & Joyce Flanagan seek variances from the front yard setback requirement for proposed structures (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the southeast side of Rogers Avenue within the Ann Acres subdivision. 911 Address: 21001 Rogers Avenue, Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.13-56.00

Case No. 12443 – Bay Shore Community Church 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 east side of London Avenue approximately 513 ft. southwest of Lighthouse Road (Rt. 54). 911 Address: 38288 London Avenue, Unit 6, Selbyville. Zoning District: AR-1. Tax Parcel: 533-18.00-61.01

Case No. 12444 – Jane L. Hawkins seeks variances from the front yard setback and side yard setback requirements for proposed and existing structures (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Daisey Road approximately 287 ft. southeast of Honeysuckle Road. 911 Address: 34517 Daisey Road, Frankford. Zoning District: AR-1. Tax Parcel: 134-18.00-46.01

Case No. 12446 – Dorzet Short 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 north side of Old Furnace Road approximately 0.68 mile west of Rementer Road. 911 Address: 14181 Old Furnace Road, Georgetown. Zoning District: AR-1. Tax Parcel: 231-14.00-24.03



**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 29, 2020 at 4:10 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: 800-988-0494

Passcode: 1695792

The Board of Adjustment meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>

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