

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

July 15, 2024

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for May 20, 2024

Approval of the Findings of Fact for May 20, 2024

Old Business

Case No. 12909 – Andrew and Gladys Bellamah

seek variances from the front and side yard setback requirements for a proposed structure (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the northwest side of Wilson Walk within the Bay View Park Subdivision. 911 Address: 39538 Wilson Walk, Bethany Beach. Zoning District: MR. Tax Parcel: 134-20.11-85.00

Case No. 12958 – Velsuir Ferreira

seeks a variance from the maximum lot coverage requirement for a proposed structure (Section 115-172 G(4) of the Sussex County Zoning Code). The property is located South of Prince Street and West of Kings Lane within the Enchanted Acres Manufactured Home Park. 911 Address: 25850 Kings Lane, Millsboro. Zoning District: AR-1. Tax Parcel: 234-23.00-307.01-16835 Lot 45

Case No. 12962 – Michelle Kinsey

seeks variances from the front and corner front yard setback requirements for proposed additions (Section 115-25 of the Sussex County Zoning Code). The property is located South of Lincoln Drive and West of Tyler Avenue within the Cape Windsor Subdivision. 911 Address: 38827 Lincoln Avenue, Selbyville Zoning District: AR-1. Tax Parcel: 533-20.14-32.00

Public Hearings

Case No. 12966 – Raynol Garcia

seeks variances from the rear yard setback requirement for being adjacent to a residential zoned property for proposed structures (Section 115-82 of the Sussex County Zoning Code). The property is located North of Lewes Georgetown Highway. 911 Address: 24163 Lewes Georgetown Highway, Georgetown. Zoning District: C-1. Tax Parcel: 135-16.00-73.01

Case No. 12967 – Sea Air Village

seeks variances from the separation distance requirements for proposed structures (Section 115-172 of the Sussex County Zoning Code). The property is located Northwest of Center Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 19798 Center Avenue, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.00-310.00-3265 Lot 4-C

Case No. 12968 – Robert Clayton

seeks a variance from the front yard setback requirement for an existing structure (Section 115-139 of the Sussex County Zoning Code). The property is located North of Sussex Lane within the Mariner's Cove Manufactured Home Park. 911 Address: 35573 Sussex Lane, Millsboro. Zoning District: VRP. Tax Parcel: 234-25.00-4.00-16899 Lot B24

Case No. 12969 – Tyler Short

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 North of Ennis Road. 911 Address: 20304 Ennis Road, Georgetown. Zoning District: AR-1. Tax Parcel: 135-14.00-40.00

Case No. 12970 – Michael Pollock

seeks a variance from the side yard setback requirement for an existing structure (Section 115-42 of the Sussex County Zoning Code). The property is located Northwest of Pintail Drive within the Swann Keys Subdivision. 911 Address: 37005 Pintail Drive, Selbyville. Zoning District: GR. Tax Parcel: 533-12.16-18.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 8, 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 Thursday, July 11, 2024.

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