

## BOARD OF ADJUSTMENT

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



# Sussex County

DELAWARE  
sussexcountype.gov

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## AGENDA

July 20, 2020

6:00 P.M.

**PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA\*\***

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Old Business - None

### Public Hearings

**Case No. 12447 – David & Constance Luetngen** seek variances from the side yard setback requirement and separation distance requirement between units for proposed and existing structures (Sections 115-25, 115-172 and 115-183 of the Sussex County Zoning Code). The property is located on the northwest side of Center Avenue within the Sea Air Village manufactured home park. 911 Address: 19942 Center Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-55797

**Case No. 12448 – Steve Joseph Baird, Jr.** seeks a special use exception to operate a rifle or pistol range (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the southwest side of Staytonville Road approximately 330 ft. southeast of Gum Branch Lane. 911 Address: 16344 Staytonville Road, Lincoln. Zoning District: AR-1 Tax Parcel: 230-25.00-4.05

**Case No. 12449 – Lloyd Harrison** seeks a variance from the front yard setback and maximum fence height requirement for a proposed swimming pool and fence (Sections 115-34, 115-182 and 115-185 of the Sussex County Zoning Code). The property is a through lot located on the southeast side of Robinsons Drive approximately 620 ft. southwest of Silver Lake Drive. 911 Address: 38254 Robinsons Drive, Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.09-36.00

**Case No. 12450 – Ronnie & Debbie Gaines** seek variances from the minimum lot width requirement and the minimum lot size requirement for a proposed subdivision (Sections



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115-25 of the Sussex County Zoning Code). The property is located on the west side of Bi-State Boulevard (Rt. 13A) approximately 0.25 mile south of Dickerson Road. 911 Address: 34052, 34062 and 34072 Bi-State Boulevard, Laurel. Zoning District: AR-1. Tax Parcel: 332-3.00-58.00

**Case No. 12451 – David & Gloria Prezioso** seeks variances from the corner front yard setback requirement for a proposed dwelling (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the north east corner of Salty Way East and Salty Way Drive within the Keen-Wik West Subdivision. 911 Address: N/A. Zoning District: MR. Tax Parcel: 533-19.07-58.00

**Case No. 12452 – Dawn Nanz** seeks a variance from the front yard and side yard setback requirement for proposed structures (Sections 115-82, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of Colonial Lane within the Colonial East manufactured home park. 911 Address: 19 Colonial Lane, Rehoboth Beach Zoning District: C-1. Tax Parcel: 334-6.00-335.01-7543

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**Board of Adjustment meetings can be monitored on the internet at**  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).

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**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 13, 2020 at 4:45 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://sussexcountye.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://sussexcountye.gov/>

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