

BOARD OF ADJUSTMENT

JEFF CHORMAN, CHAIRMAN
KEVIN E. CARSON
JOHN WILLIAMSON
JOHN T. HASTINGS
JORDAN WARFEL



Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

August 1, 2022

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 6, 2022

Approval of Finding of Facts for June 6, 2022

Public Hearings

Case No. 12723– Reuben and Brenda Wilkinson seek variances from the front yard and side yard setback requirements for proposed structures (Sections 115-34, 115-182, and 115-183 of the Sussex County Zoning Code). The property is located on the east side of Bay Run within the Keen-Wik Sound subdivision. 911 Address: 37038 Bay Run, Selbyville. Zoning District: MR-RPC. Tax Parcel: 533-19.00-346.00

Case No. 12724– Glenn, Brandon and Jamie Fleming seek a special use exception to operate a commercial dog kennel on a property of less than 5 acres and variances from the 200 ft. required distance from any lot line (Sections 115-20, 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on Woodpecker Road approximately 479 feet from Old Carriage Road. 911 Address: N/A. Zoning District: AR-1. Tax Parcel: 531-14.00-31.00

Case No. 12725– Terry Gray seeks a variance from the side yard setback requirement for a proposed garage (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the east side of Fisherman Drive within the Coolspring Manor subdivision. 911 Address: 28331 Boater Place, Milton. Zoning District: AR-1. Tax Parcel: 334-10.00-228.00



Case No. 12726– Judith Belk seeks variances from the lot width and depth requirements, minimum lot size requirement, side yard setback requirements, rear yard setback requirements, and front yard setback requirements for proposed lots and structures (Sections 115-25, 115-182, and 115-183 of the Sussex County Zoning Code). The property is located on the northwest side of Seagrass Court within the Seagrass Plantation subdivision. 911 Address: 29742 Seagrass Court, Dagsboro. Zoning District AR-1. Tax Parcel: 134-7.00-106.00

Case No. 12727– John Sulecki seeks a variance from the front yard setback and maximum height requirements for a proposed pool, deck, and fence (Sections 115-34 and 115-183 of the Sussex County Zoning Code). The property is located on the northeast side of Old Mill Court within the Mill Run Acres Subdivision. 911 Address: 36838 Old Mill Court, Ocean View. Zoning District: MR. Tax Parcel: 134-12.00-1853.00

Additional Business



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 25, 2022 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 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 telephone, 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/agendas-minutes/board-of-adjustment>

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 28, 2022.

####

