

## BOARD OF ADJUSTMENT

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# Sussex County

DELAWARE  
sussexcountyde.gov

(302) 855-7878

## AGENDA

August 2, 2021

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 May 17, 2021

### Approval of Finding of Facts for May 17, 2021

### Old Business

### Public Hearings

**Case No. 12585 – Darrell & Naomi Spurlock** seek a variance from the side yard setback requirement for an existing structure (Sections 115-42, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the northeast side of Blue Teal Road within the Swann Keys Subdivision. 911 Address: 37018 Blue Teal Road, Selbyville. Zoning District: GR. Tax Parcel: 533-12.16-497.00

**Case No. 12586 – Timothy Goucher & Mary Alice McNamara** seek variances from the front yard setback requirement for a proposed structure (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the east side of Belle Road within the Bayview Park Subdivision. 911 Address: N/A. Zoning District: MR. Tax Parcel: 134-20.11-65.00

**Case No. 12587 – Rollin & Lisa Bell** seek variances from the corner front yard setback requirement for a proposed structure (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the corner of Beach Ave. and Pierce Ave. approximately 818 ft. east of Coastal Hwy. (Rt. 1). 911 Address: 2 Beach Ave., Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-23.06-93.00



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

**Case No. 12588 – Nasir Mahmood (Aslender Garcia)** seeks a special use exception to place a manufactured home (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the south side of Asketum Branch Road approximately 0.40 mile west of Shortly Road. 911 Address: 20050 Asketum Branch Road, Georgetown. Zoning District: AR-1. Tax Parcel: 133-9.00-38.00

**Case No. 12589 – BAR-SGR, LLC** seeks variances from the front yard setback requirement for proposed structures (Sections 115-25, 115-82, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Holly Lake Road at the intersection of Holly Lake Road and John J. Williams Highway (Rt. 24). 911 Address: 32087 Holly Lake Road, Millsboro. Zoning District: AR-1/C-1. Tax Parcel: 234-17.00-20.00

**Case No. 12590 – William E. & Carol Hackett** seek variances from the side yard setback requirement 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 east side of Wilson Avenue within the Cape Windsor Subdivision. 911 Addresses: 38827 Wilson Avenue, Selbyville. Zoning District: AR-1. Tax Parcel: 533-20.18-149.00

**Case No. 12591 – Kenneth & Helen Heydt** seek variances from the front yard setback requirement for a proposed structure (Sections 115-42 and 115-182 of the Sussex County Zoning Code). The property is located on the southwest side of Camp Arrowhead Road within the Angola Neck Park Subdivision. 911 Addresses: 22750 Camp Arrowhead Road, Lewes. Zoning District: GR. Tax Parcel: 234-12.18-13.00

**Case No. 12592 – Shirley H. Rozanski** seek variances from the side yard setback requirement for proposed structures (Sections 115-42, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Laws Point Road within the Swann Keys Subdivision. 911 Addresses: 37020 Laws Point Road, Selbyville Zoning District: GR. Tax Parcel: 533-12.16-284.00

### **Additional Business**



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 26, 2021 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://sussexcountycle.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://sussexcountycle.gov/agendas-minutes/board-of-adjustment>

If any member of the public would like to submit comments electronically, these may be sent to [pandz@sussexcountycle.gov](mailto:pandz@sussexcountycle.gov). All comments are encouraged to be submitted by 4:30 P.M. on Thursday, July 29, 2021

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