

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

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

AGENDA

August 3, 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 15, 2020

Approval of Findings of Fact for June 15, 2020

Old Business - None

Public Hearings

Case No. 12443 – Bay Shore Community Church seeks a special use exception to operate a day care center and a variance from the maximum fence height requirement (Sections 115-23, 115-182, 115-185 and 115-210 of the Sussex County Zoning Code). The property is located on the west side of London Avenue approximately 167 ft. southwest of Lighthouse Road (Rt. 54). 911 Address: 38288 London Avenue, Unit 6, Selbyville. Zoning District: AR-1. Tax Parcel: 533-18.00-61.02

Case No. 12453 – Paul Antonio seeks variances from the front yard, rear yard and corner front yard setback requirements for proposed structures (Sections 115-25, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the north side of Garfield Avenue within the Edgewater Acres subdivision. 911 Address: 39176 Garfield Avenue, Selbyville. Zoning District: AR-1. Tax Parcel: 533-20.18-187.00

Case No. 12455 – Pot-Nets Homes, LLC seeks a variance from the separation distance requirement between units for proposed structures (Sections 115-25, 115-172 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Sloop Avenue approximately 450 ft. west of Ringbolt Avenue within the Pot-Nets Bayside Manufactured Home Park. 911 Address: 28176 Sloop Avenue, Millsboro. Zoning District: AR-1. Tax



Parcel: 234-30.00-3.00-56182

Case No. 12456 – Thomas M. O’Hagan seeks variances from the rear yard setback requirement 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 northwest side of Tower Place approximately 488 ft. east of Watch Tower Drive within The Overlook subdivision. 911 Address: 30603 Tower Place, Selbyville. Zoning District: MR-RPC. Tax Parcel: 533-20.00-96.00

Case No. 12457 – Andrew Goldberger & Susan Behan seeks a variance from the front yard setback requirements for proposed steps. (Sections 115-42 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of Barney Lane, approximately 952 ft. south of Double Bridges Rd. 911 Address: 34750 Barney Lane, Frankford. Zoning District: GR. Tax Parcel: 134-19.00-343.00

Case No. 12458 – Michelle Blattenberger 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 corner of Sandy Lane and Pine Cone Drive within the Pot-Nets Coveside Manufactured Home Park. 911 Address: 36247 Sandy Lane, Millsboro. Zoning District: AR-1. Tax Parcel: 234-25.00-27.00-17530

Case No. 12459 – Destorage.com, LLC (Cellco Partnership d/b/a Verizon Wireless) seeks a special use exception to place a telecommunications tower and a variance from the side yard setback requirements (Sections 115-82, 115-183, 115-185, 115-194.2 and 115-210 of the Sussex County Zoning Code). The property is located on a through lot on the southwest side of Dupont Boulevard approximately 830 ft. northwest of Handy Road. 911 Address: 28862 Dupont Boulevard, Millsboro. Zoning District: C-1. Tax Parcel: 233-5.00-101.00

Case No. 12460 – Scott A. Hutton & John A. Randolph seek variances from the front yard setback requirement for proposed structures (Sections 115-42 and 115-182 of the Sussex County Zoning Code). The property is located on the northeast side of Bay Front Road approximately 40 ft. southeast of Monroe Avenue. 911 Address: 502 Bay Front Road, Milton. Zoning District: GR. Tax Parcel: 235-4.17-28.00

Additional Business

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 July 27, 2020 at 4:00 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: 1 302 394 5036

Conference Code: 570176

Member 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/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments shall be submitted by 4:30 P.M. on Thursday, July 30, 2020

