

## BOARD OF ADJUSTMENT

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# Sussex County

DELAWARE  
sussexcountyde.gov

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## AGENDA

August 5, 2019

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for June 17, 2019

### Approval of Findings of Fact for June 17, 2019

### Public Hearings

**Case No. 12339 –Edward & Susan Rankin** seek a variance from separation distance requirement for a proposed structure (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the east side of Lighthouse Ln. approximately 218 ft. north of Court Dr. in Long Neck Village. Address: 26033 Lighthouse Ln., Millsboro. Zoning District: AR-1. Tax Parcel: 234-24.00-40.02 Unit 13

**Case No. 12340– Robert Shipley** seeks a variance from the front yard setback requirements for proposed steps (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located at the northwest corner of Water Walk Way and Fenwick Shoals Blvd. in the Fenwick Shoals subdivision. 911 Address: 38032 Fenwick Shoals Blvd., Selbyville. Zoning District: MR. Tax Parcel: 533-19.00-761.00

**Case No. 12341 – Hilary T. & Clark B. Schenck** seek variances from the front yard and side yard setback requirements for proposed structures (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property located on the west side of South Ave. approximately 357 ft. north of Ann Ave. 911 Address: 20892 South Ave., Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.09-197.00

**Case No. 12342 – Toby M. & Alexandra M. Chrostowski** seek variances from the front yard setback requirements for a proposed dwelling (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the north side of Baltimore St. approximately 226 ft. west of Andrew St. in the Bay View Park subdivision. 911 Address:



39667 Baltimore St., Bethany Beach. Zoning District: MR. Tax Parcel: 134-20.11-34.00

**Case No. 12343 – Donald Hall** seeks a variance from the front yard and corner front setback requirements for proposed structures (Sections 115-82, 115-182 and 115-196 of the Sussex County Zoning Code). The property is located on the southwest corner of Central Ave. and Johnston St. 911 Address: 37386 Central Ave., Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.20-29.00

**Case No. 12344 – Southstar, L.P.** requests a Special Use Exception to operate a Concrete Batch Plant (Sections 115-40 and 115-210 of the Sussex County Zoning Code). The property is located on the northwest side of Coverdale Rd. approximately 524 ft. northeast of Evans Dr. 911 Address: 20956 Coverdale Rd., Bridgeville. Zoning District: GR. Tax Parcel: 430-23.00-82.02

**Old Business**

**Case No. 12336 – Michael & Donna Beck** seek variances from the rear yard setback requirements for proposed structures (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of William Dorsey St. approximately 595 ft. west of Silo Blvd. in the Lewes Crossing subdivision. 911 Address: 14503 William Dorsey St., Lewes. Zoning District: AR-1. Tax Parcel: 334-5.00-1438.00

**Case No. 12338 – Charles Schertle** seeks variances from the front yard setback and side yard setback requirements for an existing structure (Sections 115-82, 115-182, and 115-183 of the Sussex County Zoning Code). The property is located on the northwest corner of Dupont Blvd. (Rt. 113) and Kerlyn Dr. 911 Address: N/A. Zoning District: C-1. Tax Parcel: 133-16.00-95.03

**Additional Business**

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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 26, 2019 at 10:00 a.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.**

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