

BOARD OF ADJUSTMENT

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



Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

August 16, 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 June 7, 2021

Approval of Finding of Facts for June 7, 2021

Old Business

Public Hearings

Case No. 12593 – Joseph A. & Andrea G. Vai seeks a variance from the side yard setback requirement for a proposed structure (Sections 115-42, 115-183 & 115-185 of the Sussex County Zoning Code). The property is located on the west side of Mallard Drive within the Swann Keys Subdivision. 911 Address: 37041 Mallard Drive, Selbyville. Zoning District: GR. Tax Parcel: 533-12.16-94.00

Case No. 12594 – Jon Binnix seeks variances from the side yard setback requirement for a proposed structure (Sections 115-42, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the north side of Piney Point Road within the Piney Point Subdivision. 911 Address: 38222 Piney Point Road, Ocean View. Zoning District: GR. Tax Parcel: 134-9.00-221.00

Case No. 12595 – Charlene Wildonger 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 northeast side of Dove Road approximately 0.24 mile southeast of Old Furnace Road. 911 Address: 23679 Dove Road, Seaford. Zoning District: AR-1. Tax Parcel: 231-12.00-424.00



Case No. 12596 – Steve Oliver seeks a variance from the rear yard setback requirement for a proposed structure (Sections 115-34 and 115-183 of the Sussex County Zoning Code). The property is located on the northwest side of Brinleigh’s Way within the Admiral Chase Subdivision. 911 Address: 17263 Brinleigh’s Way, Lewes. Zoning District: MR. Tax Parcel: 335-8.00-1178.00

Case No. 12597 – Walter M. & Carol A. Rykiel seeks a variance 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 Bay Run within the Keenwick Sound Subdivision. 911 Address: 37034 Bay Run, Selbyville. Zoning District: MR. Tax Parcel: 533-19.00-345.00

Case No. 12598 – Douglas & Kathleen Tucker seeks variances from the rear yard and side yard setback requirements for an existing structure (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Bethel Road approximately 377 ft. west of Oneals Road. 911 Address: 8185 Bethel Road, Seaford. Zoning District: AR-1. Tax Parcel: 132-11.00-56.00

Case No. 12599 – Matthew & Jacquelyn Rhinehart seek variances from the front yard, corner front yard, side yard, and rear yard setback requirements for proposed and existing structures (Sections 115-82, 115-182, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the northeast side of Hebron Road at the intersection of Hebron Road and Harmon Street. 911 Addresses: 19875 Hebron Road, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.19-77.00

Case No. 12600 – Saul Holdings Limited Partnership seeks a special use exception for an outdoor display or promotional activities (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located on the northwest corner of West Way Drive and Coastal Highway (Rt. 1). 911 Address: 33546 Market Place, Bethany Beach. Zoning District: C-1. Tax Map: 134-17.00-52.08

Additional Business



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 9, 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://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 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://sussexcountye.gov/agendas-minutes/board-of-adjustment>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountye.gov. All comments are encouraged to be submitted by 4:30 P.M. on Thursday, August 12, 2021

####

