

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

August 21, 2023

6:00 PM

PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA**

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for June 26, 2023

Approval of the Findings of Fact for June 26, 2023

Public Hearings

12851 - Brent and Lisa Hershey

seek variances from the 100 ft. separation distance requirement for proposed structures for commercial housing of hogs (Sections 115-20 and 115-25 of the Sussex County Zoning Code). The property is located on the south side of Broadkill Road approximately 1813 ft. west of Reynolds Road. 911 Address: 14374 Clydes Drive, Milton. Zoning District: AR-1. Tax Map: 235-15.00-26.07

12852 - Fred W. Hertrich III

seeks variances from the landscape buffer requirement in the Combined Highway Corridor Overlay Zone (CHCOZ) for existing and proposed structures (Sections 115-82 and 115-194.1 of the Sussex County Zoning Code). The property is located on the east side of Sussex Highway (Route 13) at the corner of Bethel Concord Road. 911 Address: 26953 Sussex Highway, Seaford. Zoning District: C-1. Tax Map: 132-7.00-66.00

12854 - Clavier Property Holdings LLC

seeks variances from the landscape buffer requirement in the Combined Highway Corridor Overlay Zone (CHCOZ), the lot area per dwelling unit, and side and rear yard setback requirements for a proposed structure (Sections 115-82, 115-183, 115-188, and 115-194.1 of the Sussex County Zoning Code). The property is located on the corner of Coastal Highway (Route 1) and Ann Avenue within the Ann Acres Subdivision. 911 Address: 20968 Coastal Highway, Rehoboth Beach. Zoning District:

C-1. Tax Map: 334-20.13-27.00

12855 - Carolyn Colucci

seeks variances from the side yard setback requirements for existing and proposed structures (Sections 115-42 and 115-183 of the Sussex County Zoning Code). The property is located on the northwest side of Pintail Drive within the Swann Keys Subdivision. 911 Address: 37009 Pintail Drive, Selbyville. Zoning District: GR. Tax Map: 533-12.16-19.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 14, 2023, 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://sussexcountype.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://sussexcountype.gov/agendas-minutes/board-of-adjustment>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountype.gov. All comments are encouraged to be submitted by 4:30 P.M. on Thursday, August 17, 2023.

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