

BOARD OF ADJUSTMENT

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



Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

September 9, 2024

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for July 1, 2024

Approval of the Findings of Fact for July 1, 2024

Public Hearings

Case No. 12975 – John Skibinski and Letitia Long

seeks variances from the rear yard setback requirement for proposed structures (Section 115-34 of the Sussex County Zoning Code). The property is located South of Bay Reach within the Country Manor Pine Bay Subdivision. 911 Address: 35 Bay Reach, Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.00-51.00

Case No. 12984 – Arbor Lyn Rehoboth Beach LLC

seeks variances from the front yard setback requirements for an existing structure (Section 115-188 of the Sussex County Zoning Code). The property is located Southeast of American Holly Road and Southwest of Beech Tree Lane within the Arbor Lyn Subdivision. 911 Address: 19284 American Holly Road, Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-12.00-127.02-92 Unit 92

Case No. 12985 – William McKeon

seeks variances from the side yard setback, separation distance and lot coverage requirements for existing structures (Section 115-25 and 115-187 of the Sussex County Zoning Code). The property is located South of North Drive and East of Camp Arrowhead Road within the West Bay Mobile Home Park. 911 Address: 34922 North Drive, Lewes. Zoning District: AR-1. Tax Parcel: 234-18.00-40.00 Lot B3

Case No. 12988 – William Powell

seeks variances from the side yard setback requirement for an existing structure (Section 115-25 of the Sussex County Zoning Code). The property is located East of Parker Road. 911 Address: 38481 Parker Road, Millsboro. Zoning District: AR-1. Tax Parcel: 333-15.00-21.09

Case No. 12989 – Sea Air Village

seeks variances from the separation distance requirement for proposed structures (Section 115-187 of the Sussex County Zoning Code). The property is located Northwest of Delaware Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 20044 Delaware Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-15868 Lot K60

Case No. 12991 – Whiskey Ridge Shooting Preserve

seeks a special use exception for a shooting range (Section 115-23 of the Sussex County Zoning Code). The property is located East of Parker Road. 911 Address: 38149 Parker Road, Millsboro. Zoning District: AR-1. Tax Parcel: 333-15.00-37.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 2, 2024, 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://sussexcountyde.gov/council-chamber-broadcast>

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 are encouraged to be submitted by 4:30 P.M. on September 5, 2024.

####