

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

September 11, 2023

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for July 10, 2023

Approval of the Findings of Fact for July 10, 2023

Public Hearings

12853 - Coastal Properties, LLC c/o George Elliott

seeks variances from the maximum building height, front yard, and corner front yard setback requirements for existing and proposed structures (Sections 115-34, 115-179, and 115-182 of the Sussex County Zoning Code). The property is located on the corner of Mercer Avenue and River View Avenue within the Orchard Manor Subdivision. 911 Address: 33322 Mercer Avenue, Units 1 and 2, Millsboro. Zoning District: MR. Tax Map: 234-35.05-150.00

12856 - John and Darlene Masella

seek a variance from the side yard setback requirement for existing and proposed structures (Sections 115-25, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the northwest side of Woodlake Circle within the Longwood Lakes Subdivision. 911 Address: 20753 Woodlake Circle, Millsboro. Zoning District: AR-1. Tax Map: 133-15.00-116.00

12857 - The Darwin Draper Revocable Trust

seek a variance from the side yard setback requirement for an existing structure (Sections 115-34, and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of Vines Creek Road approximately 70 ft. north of Stephen Drive. 911 Address: 34206 Vines Creek Road, Dagsboro. Zoning District: MR. Tax Map: 134-11.00-137.00

12858 - Parkada Investments, LLC

seeks a special use exception for promotional activities as accessory uses to a speedway (Sections 115-23, and 115-210 of the Sussex County Zoning Code). The property is located on the south side of Speedway Road between Dupont Boulevard (Rt. 113) and Bethesda Road (Rd. 326). 911 Address: 22206 Speedway Road, Georgetown. Zoning District: AR-1. Tax Map: 133-2.00-22.00, 23.00, and 24.01

12859 - Robert L. Cranfield

seeks variances from the front yard and side yard setback requirements for existing structures (Sections 115-42, 115-182, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the northeast side of Pine Street within the Rehoboth Manor Subdivision. 911 Address: 20641 Pine Street, Rehoboth Beach. Zoning District: GR. Tax Map: 334-19.12-54.01

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 1, 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://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 Thursday, September 7, 2023.

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