

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

September 12, 2022

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 July 11, 2022

Approval of Finding of Facts for July 11, 2022

Approval of Minutes for July 18, 2022

Approval of Findings of Fact for July 18, 2022

Approval of Minutes for August 1, 2022

Approval of Findings of Fact for August 1, 2022

Old Business

Case No. 12718– Bradford & Kristi Sutcliffe seek a special use exception and a variance from the maximum square footage requirement for a proposed garage/studio apartment (Sections 115-23, 115-25, and 115-210 of the Sussex County Zoning Code). The property is located on the northwest side of New Road across from Peach Tree Lane. 911 Address: 16500 New Road, Lewes. Zoning District: AR-1. Tax Parcel: 335-7.00-6.20

Case No. 12724– Glenn, Brandon and Jamie Fleming seek a special use exception to operate a commercial dog kennel on a property of less than 5 acres and variances from the 200 ft. required distance from any lot line (Sections 115-20, 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on Woodpecker Road approximately 479 feet from Old Carriage Road. 911 Address: N/A. Zoning District: AR-1. Tax Parcel: 531-14.00-31.00



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

Public Hearings

Case No. 12731– Kristi Smith seeks variances for front yard setback requirements for existing and proposed structures (Sections 115-25, and 115-182 of the Sussex County Zoning Code). The property is located on the corner of Greeners Trail Lane and John J. Williams Highway. 911 Address: 34141 Greener Trail Lane, Lewes. Zoning District: AR-1. Tax Parcel: 334-18.00-39.00

Case No. 12732– John Bobeck seeks a variance from the side yard and rear yard setback requirements for an existing garage (Sections 115-34 and 115-183 of the Sussex County Zoning Code). The property is located on the southeast side of Hidden Acre Drive within the Hidden Acres Subdivision. 911 Address: 32113 Hidden Acre Drive, Frankford. Zoning District: MR. Tax Parcel: 134-11.00-76.00

Case No. 12733– American Storage of Delaware, LLC seeks a special use exception to place an off-premises sign (Sections 115-80, 115-81, and 115-159.5 of the Sussex County Zoning Code). The property is located on the southeast side of Rt. 1 approximately .35 miles south of Cave Neck Road. 911 Address: 16262 Coastal Highway, Lewes. Zoning District C-1. Tax Parcel: 235-23.00-51.00

Case No. 12735– C. Price & Sharon G. Fanning seek variances from the front yard setback requirements for a proposed dwelling (Sections 115-42 and 115-182 of the Sussex County Zoning Code). The property is located on the northwest side of Cerise Lane within the Orchard Manor Subdivision. 911 Address: 28526 Cerise Lane, Millsboro. Zoning District: GR. Tax Parcel: 234-34.12-1.01

Case No. 12736– Schell Brothers seek variances from the front yard setback requirement for existing structures (Sections 115-83.22 and 115-182 of the Sussex County Zoning Code). The properties are located on the northwest side of Tanger Boulevard approximately .10 miles from Coastal Highway. 911 Address: 36645 Tanger Boulevard, Rehoboth Beach. Zoning District: C-3. Tax Parcel: 334-13.00-325.52 & 325.53

Additional Business



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 2, 2022 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 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://sussexcountyde.gov/agendas-minutes/board-of-adjustment>

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 8, 2022.

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