

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
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(302) 855-7878 T

AGENDA

September 13, 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 21, 2021

Approval of Finding of Facts for June 21, 2021

Old Business

Case No. 12586 – Timothy Goucher & Mary Alice McNamara seek variances 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 Belle Road within the Bayview Park Subdivision. 911 Address: N/A. Zoning District: MR. Tax Parcel: 134-20.11-65.00

Public Hearings

Case No. 12601– Care A Lot Child Development Center, LLC seek a special use exception to operate a day care center (Sections 115-72 and 115-210 of the Sussex County Zoning Code). The property is located on the north side of Long Neck Road directly across from Julius Lane. 911 Address: 32479 Long Neck Road, Millsboro. Zoning District: B-1. Tax Parcel: 234-23.00-304.00

Case No. 12602 – Patrick Tell seeks variances from the front yard, side yard and corner front yard setback requirements for existing structures (Sections 115-82, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the east side of River Road at the intersection of River Road and Oak Orchard Road. 911 Address: 32742 River Road, Millsboro. Zoning District: C-1. Tax Parcel: 234-34.12-77.00



Case No. 12603 – Patrick Tell seeks variances from the front yard, side yard and corner front yard setback requirements for existing structures (Sections 115-82, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the east side of Oak Orchard Road at the intersection of River Road and Oak Orchard Road. 911 Address: 32746 Oak Orchard Road, Millsboro. Zoning District: C-1. Tax Parcel: 234-34.12-78.00

Case No. 12604 – Edward Olson seeks a special use exception for a garage/studio apartment and a variance from the maximum square footage for a garage/studio apartment for an existing structure (Sections 115-23, 115-25, & 115-210 of the Sussex County Zoning Code). The property is located on the west side of Hopkins Road directly across from Park Pavillion Way. 911 Address: 20396 Hopkins Road, Lewes. Zoning District: AR-1. Tax Parcel: 234-5.00-46.03

Case No. 12605 – ZCorp Property Consultants, LLC seek variances from the side yard setback requirement for existing structures (Sections 115-25, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the north side of W. Piney Grove Road approximately 966 ft. west of Shortly Road. 911 Address: 20499 West Piney Grove Road, Georgetown. Zoning District: AR-1. Tax Parcel: 133-5.00-33.06

Case No. 12606 – Michael Wright seeks variances from the front yard setback and maximum fence height requirement requirements for proposed structures (Sections 115-25, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on the northeast side of Teaberry Circle within the Teaberry Woods Subdivision. 911 Address: 37744 Teaberry Circle, Selbyville. Zoning District: AR-2. Tax Parcel: 533-19.00-607.00

Additional Business



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 3, 2021 at 4:00 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 9, 2021

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