

**BOARD OF ADJUSTMENT**

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**Sussex County**

DELAWARE  
sussexcountyde.gov

(302) 855-7878

**AGENDA**

**September 18, 2023**

**6:00 PM**

**Call to Order**

**Pledge of Allegiance**

**Approval of Agenda**

**Public Hearings**

**12865 - Ryan Clough and Kimberly Gerardi**

seek special use exceptions for a proposed private garage for more than four automobiles and with floor area of more than 900 square feet in a residential district and a proposed garage studio apartment (Sections 115-23 of the Sussex County Zoning Code). The property is located on the northwest side of New Road approximately 175 ft. from Peach Tree Lane. 911 Address: 16516 New Road, Lewes. Zoning District: AR-1. Tax Map: 335-7.00-6.18

**12861 - Michael Rhoads**

seeks variances from the separation distance requirements for existing and proposed structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the southeast side of West Harbor Drive within the White House Beach Manufactured Home Park. 911 Address: 34730 West Harbor Drive, Millsboro. Zoning District: AR-1. Tax Map: 234-30.00-6.00-55528

**12862 - Craig Friedrich**

seeks variances from the front, rear, and side yard setback requirements for existing and proposed structures (Sections 115-25, 115-182, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of Basin Street within the Bay Vista Subdivision. 911 Address: 37456 Basin Street, Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-19.16-39.00

**12863 - Eric and Dana Monzo**

seek a variance from the side yard setback requirement for an existing structure (Sections 115-42, 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: 20651 Pine Street, Rehoboth Beach. Zoning District: GR. Tax Map: 334-19.12-55.00

**12864 - Christie Orton**

**seeks a special use exception to operate a daycare (Sections 115-23 and 115 -210 of the Sussex County Zoning Code). The property is located on the northeast side of Bakerfield Road approximately 986 ft. north of Draper Road. 911 Address: 24745 Bakerfield Road, Milford. Zoning District: GR. Tax Map: 230-8.00-25.03**

**12866 - Mary Kuchinsky**

**seeks variances from the separation distance between units requirement for proposed structures (Sections 115-188 of the Sussex County Zoning Code). The property is located on the southwest side of South Gloucester Circle within the Fairfield at Long Neck Community. 911 Address: 35776 S. Gloucester Circle, Millsboro. Zoning District: C-1. Tax Map: 234-30.00-8.00-B8-5**

**Additional Business**

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-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 11, 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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:30 P.M. on Thursday, September 14, 2023.

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