

BOARD OF ADJUSTMENT

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JOHN T. HASTINGS
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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

October 3, 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 the Minutes for August 15, 2022

Approval of the Findings of Fact for August 15, 2022

Public Hearings

~~Case No. 12742— Joshua E. Mueller seeks variances from the maximum fence height requirement for an existing fence and front yard setback requirement for existing structures (Sections 115-25, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of Peppers Corner Road at the corner of Beaver Dam Road. 911 Address: 34215 Peppers Corner Road, Dagsboro. Zoning District: AR-1. Tax Parcel: 134-15.00-124.00—WITHDRAWN~~

Case No. 12743— David and Lisa Moore seek variances from the side yard and rear yard setback requirements for a proposed commercial dog kennel and its runs, cages or kennels (Section 115-20 of the Sussex County Zoning Code). The property is a through lot located on the northeast side of Springwood Drive within the Lakewood Estates Subdivision. 911 Address: 11025 Iron Hill Road, Delmar. Zoning District: AR-1. Tax Parcel: 532-14.00-6.03

Case No. 12744— Tida Keedy and Richard Weibling seek variances from the side yard setback and separation distance requirements for proposed and existing structures (Sections 115-25, 115-172, and 115-183 of the Sussex County Zoning Code). The property is located on the southeast side of Center Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 19923 Center Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-31384



Case No. 12745– Michael and Diane Schiappa seek variances from the separation distance requirements and the maximum lot coverage requirement within a manufactured home park (Sections 115-42 and 115-172 of the Sussex County Zoning Code). The property is located on the. 911 Address: 38144 Brant Road, Ocean View. Zoning District: GR. Tax Parcel: 134-9.00-94.01

Case No. 12746– Chad A. Rubin seeks a special use exception and a variance to the maximum square footage for a proposed garage/studio apartment (Sections 115-23, 115-25, and 115-210 of the Sussex County Zoning Code). The property is a corner lot located on the corner of Old Landing Road and Dry Brooke Drive. 911 Address: 35526 Dry Brook Drive, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-12.00-191.00

Additional Business

2023 Board of Adjustment Meeting Schedule



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 26, 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 29, 2022.

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