

BOARD OF ADJUSTMENT

JEFF CHORMAN, CHAIRMAN
KEVIN E. CARSON
JOHN WILLIAMSON
JOHN T. HASTINGS
JORDAN WARFEL



Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

October 7, 2024

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for August 5, 2024

Approval of the Findings of Fact for August 5, 2024

Additional Business

2024 Board of Adjustment meeting schedule

Memo on Accessory Dwelling Units

Public Hearings

Case No. 12985 – William McKeon

seeks variances from the side yard setback, separation distance and lot coverage requirements for existing structures (Section 115-25 and 115-187 of the Sussex County Zoning Code). The property is located South of North Drive and East of Camp Arrowhead Road within the West Bay Mobile Home Park. 911 Address: 34922 North Drive, Lewes. Zoning District: AR-1. Tax Parcel: 234-18.00-40.00 Lot B3

Case No. 12996 – Cellco Partnership (Verizon Wireless)

seeks a special use exception to place a telecommunications tower (Section 115-25, 115-194.2, and 115-210 of the Sussex County Zoning Code). The property is located on the west side of Old Landing Road and south of Betsy Ross Boulevard. 911 Address: 20338 Old Landing Road, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-18.00-76.00

Case No. 12998 – Cellco Partnership (Verizon Wireless)

seeks a special use exception to place a telecommunications tower (Section 115-25, 115-194.2, and 115-210 of the Sussex County Zoning Code). The property is located on the north and south side of Falling Point Road southwest of Ballast Point Road.

911 Address: 32292 Falling Point Road, Dagsboro. Zoning District: AR-1. Tax Parcel: 134-6.00-172.00

Case No. 12997 – Sandra and George Searle

seeks variances for an existing structure from the setback requirement for stable structures for personal enjoyment (Sections 115-20 and 115-25 of the Sussex County Zoning Code). The property is located on the west side of Cedar Neck Road at the corner of Bucks Road. 911 Address: 6336 Cedar Neck Road, Milford. Zoning District: AR-1. Tax Parcel: 330-11.00-343.00

Case No. 12999 – Michael and Dawne Kelly

seek variances from the corner front yard setback requirement for an existing structure (Sections 115-25, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the southwest side of Old Lighthouse Road and east of Wilson Avenue within the Cape Windsor Subdivision. 911 Address: 38765 Wilson Avenue, Selbyville. Zoning District: AR-1. Tax Map: 533-20.14-70.00

Case No. 13000 – Cheryl Shahadi

seeks a variance from the front yard setback requirement for a proposed structure (Sections 115-42, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the northeast side of Cypress Drive at the corner of Walnut Lane within the Angola Neck Park Subdivision. 911 Address: 22969 Cypress Drive, Lewes. Zoning District: GR. Tax Map: 234-12.18-118.00

Case No. 13001 – Finley Jones

seeks a special use exception for an accessory dwelling unit on a lot with an area of less than 10,000 SF (Sections 115-40 of the Sussex County Zoning Code). The property is located on the southeast side of Duffy Street and northeast of Burton Avenue. 911 Address: Lot 31 Duffy Street, Rehoboth Beach. Zoning District: GR. Tax Map: 334-13.19-32.01

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 30, 2024. 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 October 3, 2024.

####