

## BOARD OF ADJUSTMENT

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JOHN WILLIAMSON  
JOHN T. HASTINGS  
JORDAN WARFEL



# Sussex County

DELAWARE  
sussexcountyde.gov

(302) 855-7878

## AGENDA

October 17, 2022

6:00 P.M.

**PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA\*\***

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Public Hearings

**Case No. 12750– Joseph and Hollie Gordon** seek variances from the side yard setback requirement for an existing shed (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the northwest side of East Trap Pond Road approximately .49 miles from Parker Road. 911 Address: 22906 East Trap Pond Road, Georgetown. Zoning District: AR-1. Tax Parcel: 135-19.00-50.05

**Case No. 12747– Frank and Laura Taylor** seek a variance from the maximum fence height requirement for an existing fence (Sections 115-42, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of Adams Avenue approximately 110 feet southwest of South Bay Shore Drive in Broadkill Beach. 911 Address: 102 Adams Avenue, Milton. Zoning District: GR. Tax Parcel: 235-4.17-6.00

**Case No. 12748– David and Kathleen Berch** seek variances from the front yard setback requirement for proposed structures (Sections 115-34, and 115-182 of the Sussex County Zoning Code). The property is located on the northeast side of West Stoney Run within the Keenwick Sound Subdivision. 911 Address: 37843 West Stoney Run, Selbyville. Zoning District: MR-RPC. Tax Parcel: 533-19.00-697.00

**Case No. 12749– Norman Gruwell** seeks a variance from the rear yard setback requirement for a proposed detached garage (Section 115-25, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the northeast side of Woodland Avenue approximately 110 ft. from 1<sup>st</sup> street. 911 Address: 34031 Woodland Avenue, Lewes. Zoning District: AR-1. Tax Parcel: 335-8.18-24.02



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

**Case No. 12751– John T. Covelli** seeks variances from the side and rear yard setback requirements for an existing shed (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the. 911 Address:30954 Poole Court, Dagsboro. Zoning District: AR-1. Tax Parcel: 134-6.00-208.00

**Case No. 12752– Herbert Reynolds** seeks variances from the side yard setback, lot coverage, and separation distance requirements for a proposed detached garage (Sections 115-25, 115-172, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Jasper View Lane within the Masseys Landing manufactured home park. 911 Address: 37269 Jasper View Lane, Millsboro. Zoning District: AR-1. Tax Parcel: 234-25.00-31.00-8874

**Additional Business**

**Case No. 12527 – Kathleen Stone and John Meyer – Time Extension**

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-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 10, 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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:30 P.M. on Thursday, October 13, 2022.

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