

## BOARD OF ADJUSTMENT

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JOHN T. HASTINGS  
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# Sussex County

DELAWARE  
sussexcountyde.gov

(302) 855-7878 T

## AGENDA

October 18, 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 August 2, 2021

### Approval of Finding of Facts for August 2, 2021

### Approval of Minutes for August 16, 2021

### Approval of Finding of Facts for August 16, 2021

### Old Business

**Case No. 12599 – Matthew & Jacquelyn Rhinehart** seek variances from the front yard, corner front yard, side yard, and rear yard setback requirements for proposed and existing structures (Sections 115-82, 115-182, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the northeast side of Hebron Road at the intersection of Hebron Road and Harmon Street. 911 Address: 19875 Hebron Road, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.19-77.00

### Public Hearings

**Case No. 12613 – Lowell F. Scott, Jr.** seeks a variance from the side yard setback requirement for an existing structure (Sections 115-34, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Josephine Street within the Silver Lake Manor Subdivision. 911 Address: 38398 Josephine Street, Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.09-137.00



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

**Case No. 12614 – Robert Brant** seeks variances from the front yard setback requirements for proposed and existing structures (Sections 115-25, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the west side of Kent Road within the Indian River Acres Subdivision. 911 Address: 30187 Kent Road, Dagsboro. Zoning District: AR-1. Tax Parcel: 134-7.00-21.00

**Case No. 12615 – Michelle & William Flowers** seek a variance from the rear yard setback requirement for a proposed structure (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the northeast side of Mulberry Knoll Road at the intersection of Mulberry Knoll Road and East Sands Street. 911 Address: 20667 Mulberry Knoll Road, Lewes. Zoning District: AR-1. Tax Parcel: 334-18.00-56.00

**Case No. 12616 – Victor N. & Peggy Morgan** seek a variance from the side yard setback requirement for a proposed structure (Sections 115-34 and 115-183 of the Sussex County Zoning Code). The property is located at the intersection of Sand Dollar Lane and Salty Way Drive within the Keenwick West Subdivision. 911 Address: N/A. Zoning District: MR. Tax Parcel: 533-12.19-14.00

**Case No. 12617 – James C. Van Wagoner** seeks a variance from the side yard setback requirement for a proposed structure (Sections 115-34, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Salty Way East within the Keenwick West Subdivision. 911 Address: 37792 Salty Way East, Selbyville. Zoning District: MR. Tax Parcel: 533-19.07-41.00

**Case No. 12618 – John Dewey** seeks variances from the side yard setback and rear yard setback requirements for a proposed swimming pool and pool equipment (Sections 115-34, 115-181, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Salisbury Street at the intersection of Salisbury Street and Dodd Avenue within the Seabreeze Subdivision. 911 Address: 301 Salisbury Street, Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.13-168.00

**Additional Business**

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-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 7, 2021 at 7:30 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 14, 2021

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