

## BOARD OF ADJUSTMENT

ELLEN MAGEE, CHAIR  
KEVIN E. CARSON  
JEFF CHORMAN  
JOHN WILLIAMSON  
E. BRENT WORKMAN



# Sussex County

DELAWARE  
sussexcountyde.gov

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## AGENDA

October 19, 2020

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 17, 2020

### Approval of Finding of Facts for August 17, 2020

### Old Business

### Public Hearings

**Case No. 12474 – Eileen & Chris Andrews** seeks variances from the front yard and side yard setback requirements for a proposed structure (Sections 115-34, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the north side of Carla Avenue at the intersection of Carla Avenue and Dodd Avenue in the Seabreeze subdivision. 911 Address: 301 Carla Avenue, Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.13-85.00

**Case No. 12482 – Peggy A. Beers** seek variances from the front yard setback, rear yard setback and corner front yard setback requirements for proposed structures (Sections 115-34, 115-182, and 115-183 of the Sussex County Zoning Code). The property is located on the northwest corner of N. Bayshore Drive and S. Carolina Avenue. 911 Address: 602 N Bayshore Drive, Milton. Zoning District: MR. Tax Parcel: 235-3.16-81.00

**Case No. 12483 – Ivan P. Shockley (Dashon James)** seeks variances from the minimum lot size requirement and the minimum lot width requirement for proposed lot line adjustments and (Sections 115-25 of the Sussex County Zoning Code). The property is located on the west side of Benson Road approximately 665 ft. northeast of Cedar Creek Road. 911 Address: N/A. Zoning District: AR-1. Tax Parcel: 230-14.00-64.02 & 62.00



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

**Case No. 12484 – Paul & Deborah Davis** seek variances from the front yard setback requirement for existing structures (Sections 115-42 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of Mississippi Drive within the Plantation Park subdivision. 911 Address: 37131 Mississippi Drive, Frankford. Zoning District: GR. Tax Parcel: 134-16.00-248.05

**Case No. 12485 – Sun Home Services, Inc.** seeks variances from the separation distance requirement for proposed and existing structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the east side of Center Avenue within the Sea Breeze Manufactured Home Park. 911 Address: 19899 Center Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3042

**Case No. 12486 – Melissa Stoltz** seeks variances from the side yard setback, rear yard setback and pool walkway requirements for proposed and existing structures (Section 115-42, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the west side of Park Circle within the Banksville Park subdivision. Address: 36425 Park Circle, Ocean View. Zoning District: GR. Tax Parcel 134-12.00-1299.00

**Additional Business**

Request for 12-month time extension for Case 12201 – Lands of John W. Davidson, Trustee  
2021 Board of Adjustment Meeting Schedule

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**Board of Adjustment meetings can be monitored on the internet at  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).**

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**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 12, 2020 at 11:00 a.m., and at least seven (7) days in advance of the meeting.**

**This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.  
Agenda items listed may be considered out of sequence.**



-MEETING INSTRUCTIONS-

\*\* The Sussex County Board of Adjustment is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

The public is encouraged to view the meeting on-line. Any person attending in person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask.

Chambers seating capacity is limited, and seating assignments will be enforced.

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 phone, please dial:

**Conference Number: 1 302 394 5036**

**Conference Code: 570176**

Member 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/>

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 shall be submitted by 4:30 P.M. on Thursday, October 15, 2020

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