

BOARD OF ADJUSTMENT

JOHN WILLIAMSON, CHAIRMAN
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JEFF CHORMAN
JOHN T. HASTINGS
JORDAN WARFEL



Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

November 1, 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 September 13, 2021

Approval of Finding of Facts for September 13, 2021

Old Business

Public Hearings

Case No. 12619 – Sawmill Woods, LLC seeks a variance from the side yard setback requirement for a proposed dwelling (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the east side of Holly Oak Drive within the Sawmill Woods Subdivision. 911 Address: 23591 Holly Oak Drive, Milton Zoning District: AR-1. Tax Parcel: 235-24.00-243.00

Case No. 12620 – Michael G. Nechupas & Dawn M. Nechupas seek a variance from the side yard setback requirements for a proposed dwelling (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is located at the intersection of Bayview West and Captains Lane within the Bayview Estates Subdivision. 911 Address: N/A Zoning District: AR-1. Tax Parcel: 533-19.00-227.00

Case No. 12621 – Michele A. Mosley seeks a special use exception to operate a daycare facility (Sections 115-32 and 115-210 of the Sussex County Zoning Code). The property is located at the west side of S. Mayhew Drive within the Cedar Creek Estates Subdivision. 911 Address: 9268 S. Mayhew Drive, Lincoln. Zoning District: MR. Tax Map: 230-13.00-268.00



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

Case No. 12622 – Evergreene Homes seeks variances from the front yard setback requirement for a proposed dwelling (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of Maple Lane within the Keenwick Subdivision. 911 Address: 38356 Maple Lane, Lot 41, Selbyville. Zoning District: MR. Tax Parcel: 533-19.16-37.00 (Lot 41)

Case No. 12623 – Evergreene Homes seeks variances from the front yard setback requirement for a proposed dwelling (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of Maple Lane within the Keenwick Subdivision. 911 Address: N/A Zoning District: MR. Tax Parcel: 533-19.16-37.01 (Lot 42)

Case No. 12624 – Cellco Partnership d/b/a Verizon Wireless seeks a special use exception to place a telecommunications tower (Sections 115-23, 115-194.2 and 115-210 of the Sussex County Zoning Code). The property is located on the west side of Camp Arrowhead Rd. approximately 1.2 miles south of Angola Rd. 911 Address: 23182 Camp Arrowhead Rd., Lewes. Zoning District: AR-1. Tax Parcel: 234-18.00-26.00

Case No. 12625 – Robert & Sarah Murphy seek a variance from the separation distance requirement between units for a proposed structure (Sections 115-25, 115-172, and 115-185 of the Sussex County Zoning Code). The property is located on the south side of River Road within the Pot-Nets Bayside Manufactured Home Park. 911 Address: 34171 River Road, Millsboro. Zoning District: AR-1. Tax Parcel: 234-30.00-2.00-51528

Additional Business

Consideration, Discussion, and Possible Vote on Request for Rehearing for case 12257 – Lands of Key Properties Group, LLC

2022 Board of Adjustment Meeting Schedule



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 25, 2021 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, October 28, 2021

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