

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

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AGENDA

November 2, 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 September 14, 2020

Approval of Finding of Facts for September 14, 2020

Old Business

Public Hearings

Case No. 12487 – John & Colleen Girouard seek an appeal of a determination by the Planning Director (Sections 115-208 and 115-209 of the Sussex County Zoning Code) and seek variances from the front yard setback requirements for proposed structures. (Sections 115-34, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Hassell Ave. Ext., approximately 346 ft. south of Hassell Ave. in the Bay View Park Subdivision. 911 Address: 34978 Hassell Ave., Ext., South Bethany. Zoning District: MR. Tax Parcel: 134-20.11-25.00

Case No. 12488 – Sandhill Real Estate Investments, LLC seeks variances from the front yard setback requirements for proposed structures (Sections 115-25 and 115-182 of the Sussex County Zoning Code). These properties are the Estates of Sandhill Valley which is located at the intersection of Huff Road and Vines Avenue. 911 Address: The Estates of Sandhill Valley (Lots 7-83, 93-177, 190-243, 254-301, 309-350, and 360-393). Zoning District: AR-1. Tax Parcels: Map - 135, District - 10.00, Parcels - 212.00-288.00, 298.00-382.00, 395.00-448.00, 459.00-506.00, 514.00-555.00, and 565.00-598.00



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

Case No. 12489 – Rehoboth Inn JK, LLC seeks variances from the front yard and rear yard setback requirements for existing and proposed structures (Sections 115-82, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of Coastal Highway (Rt. 1) approximately 153 ft. southeast of Washington Street. 911 Address: 20494 Coastal Highway, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-19.08-176.00

Case No. 12490– Tynetta Mullen seeks a special use exception to operate a day care center (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the north side of Cabbage Pond Road approximately 446 ft. east of Cedar Creek Road. 911 Address: 21613 Cabbage Pond Road, Lincoln. Zoning District: AR-1. Tax Parcel: 230-14.00-75.05

Case No. 12491 – Michael & Kathryn Stazzone seek variances from the side yard setback and rear yard setback requirements for existing structures (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the northeast side of Kings Drive within the Swanendael Subdivision 911 Address: 2513 Kings Drive, Lewes. Zoning District: AR-1. Tax Parcel: 335-8.10-3.00

Additional Business

Request for 12-month time extension for Case 12291 – Lands of John and Colleen Girouard

Board of Adjustment meetings can be monitored on the internet at
www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 26, 2020 at 4:00 p.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://sussexcountype.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

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://sussexcountype.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountype.gov. All comments shall be submitted by 4:30 P.M. on Thursday, October 29, 2020

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