

**BOARD OF ADJUSTMENT**

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JOHN T. HASTINGS  
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**Sussex County**

DELAWARE  
sussexcountyde.gov

(302) 855-7878

**AGENDA**

**November 4, 2024**

**6:00 PM**

**Call to Order**

**Pledge of Allegiance**

**Approval of Agenda**

**Approval of the Minutes for September 9, 2024**

**Approval of the Findings of Fact for September 9, 2024**

**Public Hearings**

**Case No. 13008 – Karen Schreiber**

seeks a special use for a childcare center (Sections 115-23 of the Sussex County Zoning Code). The property is located on the east side of Seaford Road. 911 Address: 28393 Seaford Road, Laurel. Zoning District: AR-1. Tax Parcel: 132-12.00-85.00

**Case No. 13009 – Steven and Kimberly Schneider**

seek a variance from the rear yard setback requirement for a proposed structure (Sections 115-34 and 115-183 of the Sussex County Zoning Code). The property is located on the north side of Marina Bay Circle and Putters Drive within The Peninsula on Marina Bay. 911 Address: 33471 Marina Bay Circle, Millsboro. Zoning District: MR-RPC. Tax Map: 234-30.00-310.00-26

**Case No. 13010 – Eric Figueroa and Paul Parsons**

seek variances from the side yard setback and walkway requirements for a proposed pool (Sections 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Welches Way within the Welches Pond Subdivision. 911 Address: 22115 Welches Way, Lewes. Zoning District: AR-1. Tax Map: 334-12.00-1419.00

**Case No. 13011 – John and Dorothea Ormsby**

seek a variance from the rear yard setback requirement for an existing structure (Sections 115-34 and 115-183 of the Sussex County Zoning Code). The property is located on the southeast side of William F Street within the Dodd's Addition Subdivision. 911 Address: 38332 William F Street, Rehoboth Beach. Zoning District:

**MR. Tax Map: 334-20.09-84.00**

**Case No. 13013 – Thomas Burke**

**seeks a variance from the maximum lot coverage requirement for proposed and existing structures (Section 115-172 G(4) of the Sussex County Zoning Code). The property is located East of Harbor Road within the Malone’s Bayside Manufactured Home Park. 911 Address: 14 Harbor Road, Millsboro. Zoning District: AR-1. Tax Parcel: 234-25.00-6.00-4575 Lot 7**

**Case No. 13014 – Ernestine Huff**

**seeks variances from the front yard setback requirement for proposed additions (Sections 115-42 and 115-183 of the Sussex County Zoning Code). The property is located on the corner of Yew Lane and Hemlock Lane. 911 Address: 36349 Hemlock Lane, Rehoboth. Zoning District: GR. Tax Map: 334-13.00-798.00**

**Additional Business**

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-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 28, 2024. 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 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 are encouraged to be submitted by 4:30 P.M. on October 31, 2024.

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