

BOARD OF ADJUSTMENT

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



Sussex County

DELAWARE
sussexcountyde.gov

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AGENDA

November 16, 2020

6:00 P.M.

PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA**

Call to Order

Pledge of Allegiance

Introduction of Staff Members

Approval of Agenda

Approval of Minutes for September 21, 2020

Approval of Finding of Facts for September 21, 2020

Old Business

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

Public Hearings

Case No. 12493 – Yekaterina Barg seeks variances from the side yard setback requirements for existing structures (Sections 115-42 and 115-183 of the Sussex County Zoning Code). The property is located on the south side of White Pine Drive within the Pines at Long Neck Subdivision. 911 Address: 136 White Pine Drive, Millsboro. Zoning District: GR. Tax Parcel: 234-23.00-859.00

Case No. 12494 – James & Elizabeth Wade seek a variance from the rear yard setback requirements for an existing structure (Sections 115-42, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of White Pine Drive within



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the Pines at Long Neck Subdivision. 911 Address: 14 White Pine Drive, Millsboro. Zoning District: GR. Tax Parcel: 234-23.00-808.00

Case No. 12495 – Carl & Maria Anderson seek variances from the side yard setback requirements for a proposed structure (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the southwest side of Locust Street within the Woodland Heights Subdivision. 911 Address: 10116 Locust Street, Laurel. Zoning District: AR-1. Tax Parcel: 232-12.18-29.01

Case No. 12496 – George E. & Lucille J. Kehm seek a variance from the rear yard setback requirements for a proposed structure (Sections 115-25, and 115-183 of the Sussex County Zoning Code). The property is located on the west side of Bayberry Court within the Marina at Peppers Creek Subdivision. 911 Address: 33276 Bayberry Court, Dagsboro. Zoning District: AR-1. Tax Parcel: 233-7.00-277.00

Case No. 12497 – Cynthia Parr seeks a variance from the side yard setback requirements for a proposed structure (Sections 115-25, and 115-183 of the Sussex County Zoning Code). The property is located on the south side of Regatta Bay Boulevard within the Heron Bay Subdivision. 911 Address: 30162 Regatta Bay Boulevard, Lewes. Zoning District: AR-1. Tax Parcel: 234-5.00-273.00

~~**Case No. 12498 – Tammy Harman** seeks a variance from the gross floor area requirements for a manufactured home (Sections 115-42 and 115-187 of the Sussex County Zoning Code). The property is located on the northeast corner of Elizabeth Street and Bowden Street within the Orchard Manor Subdivision. 911 Address: 28283 Elizabeth Street, Millsboro. Zoning District: GR. Tax Parcel: 234-34.08-88.03~~

Case No. 12499 – Dick Ennis seeks a variance from the side yard setback requirements for a proposed structure (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the southeast corner of the intersection of Angola Road and John J. Williams Highway (Rt. 24). 911 Address: 22357 John J. Williams Highway, Lewes. Zoning District: AR-1. Tax Parcel 234-11.00-56.03

Additional Business

Request for 12-month time extension for Case 12230 – Lands of David R. Yingling & Mona L. Hansford

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 November 9, 2020 at 4:00 p.m., and at least seven (7) days in advance of the meeting.
Revised on 11-10-2020 to withdraw Case No. 12498 per Applicant request.**

**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

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/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments shall be submitted by 4:30 P.M. on Thursday, November 12, 2020



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