

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

November 21, 2022

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 19, 2022

Approval of Finding of Facts for September 19, 2022

Old Business

Case No. 12755–Megan Avalos and Rommel Avalos-Flores seek variances from the side yard and rear yard setback requirements for a proposed structure (Section 115-25, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Sand Hill Road approximately .39 miles from Huff Road. 911 Address: 18265 Sand Hill Road, Georgetown. Zoning District: AR-1. Tax Parcel: 135-7.00-13.02

Public Hearings

Case No. 12759– Howard Paul Landgraf III seeks variances from the maximum fence height requirement for a proposed fence, front yard, and side yard setback requirements for existing structures (Sections 115-42, 115-182, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Pintail Drive within the Swann Keys Subdivision. 911 Address: 37036 Pintail Drive, Selbyville. Zoning District: GR. Tax Parcel: 533-12.16-39.00

Case No. 12760–Kristen Evans seeks a variance from the front yard setback requirement for an existing dwelling (Sections 115-42, and 115-182 of the Sussex County Zoning Code). The property is located on the southeast side of Lagoon Drive within the George Moore Subdivision. 911 Address: 34687 Lagoon Drive, Frankford. Zoning District: GR. Tax Parcel: 134-19.00-37.00



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2 THE CIRCLE | PO BOX 417
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Case No. 12761–Donnie Bare and BJ Liebno-Bare seek variances from the front yard setback requirements for proposed structures and the maximum fence height requirement for existing and proposed fence (Section 115-34, and 115-182 of the Sussex County Zoning Code). The property is a through lot located on the north side of Breakwater Run within the Keenwick Sound Phase II Subdivision. 911 Address: 36725 Breakwater Run, Selbyville. Zoning District: MR. Tax Parcel: 533-19.00-472.00

Case No. 12738–Gwendolyn and Jeffrey Smith seek variances from the side yard setback requirement for existing structures (Sections 115-42 and 115-183 of the Sussex County Zoning Code). The property is located on the northwest side of Russell Street within the Delaware Oyster Farms Subdivision, Lot 54. 911 Address: 28272 Russell Street, Millsboro. Zoning District: GR. Tax Parcel: 234-35.05-70.00

Case No. 12763–Lydia Dickerson seeks variances from the separation distance and front yard setback requirements for proposed structures (Sections 115-25, 115-172, and 115-182 of the Sussex County Zoning Code). The property is located on the southwest side of Capes Cove Lane within the Capes Cove Manufactured Home Park. 911 Address: 16306 Capes Cove Lane, Lewes. Zoning District: AR-1. Tax Parcel: 335-8.00-22.00-2388

Case No. 12764–Dennis and Amy Morris seek variances from the side yard and rear yard setback requirements for a proposed detached garage (Sections 115-25, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of Hollyville Road approximately 0.26 miles from Hurdle Ditch Road. 911 Address: 23417 Hollyville Road, Harbeson. Zoning District: AR-1. Tax Parcel: 234-16.00-1.05

Additional Business



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on November 14, 2022 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, November 17, 2022.

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