

**BOARD OF ADJUSTMENT**

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**Sussex County**

DELAWARE  
sussexcountyde.gov  
(302) 855-7878

**AGENDA**

**December 9, 2024**

**6:00 PM**

**Call to Order**

**Pledge of Allegiance**

**Approval of Agenda**

**Approval of the Minutes for October 7, 2024**

**Approval of the Findings of Fact for October 7, 2024**

**Approval of the Amended Findings of Fact for Case No. 12976**

**Approval of the Amended Findings of Fact for Case No. 12944**

**Public Hearings**

**Case No. 13017 – Cellco Partnership (Verizon Wireless)**

seeks a special use exception to place a telecommunications tower (Section 115-40, 115-194.2, and 115-210 of the Sussex County Zoning Code). The property is located on the west side of Cedar Neck Road. 911 Address: 30430 Cedar Neck Road, Ocean View. Zoning District: GR and B1. Tax Parcel: 134-9.00-67.00

**Case No. 13019 – Milad and Jennifer Bahrami**

seek variances from the front yard setback requirement for a proposed structure (Sections 115-34, 115-42, and 115-182 of the Sussex County Zoning Code). The property is located on the northwest side of Ocean View Place within the White Creek at Bethany Subdivision. 911 Address: 30867 Ocean View Place, Ocean View. Zoning District: MR. Tax Map: 134-8.00-583.00

**Case No. 13020 – Michelle Kinsey**

seeks variances from the side yard setback requirement for existing structures, (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the south side of Lincoln Ave within the Cape Windsor Subdivision. 911 Address: 38827 Lincoln Drive, Selbyville. Zoning District: AR-1. Tax Map: 533-20.14-32.00.

**Case No. 13021 – Michael Allison**

**seeks variances from the rear yard setback for a proposed structure ( Sections 115-34 and 115-183 of the Sussex County Zoning Code). The property is located on the north east side of Ensign Crest within the Bay Crossing Subdivision. 911 Address: 34945 Ensign Crest, Lewes. Zoning District- MR. Tax Map: 334-6.00-1517.00.**

**Additional Business**

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**-MEETING DETAILS-**

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 2, 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 December 5, 2024.

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