

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
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(302) 855-7878

AGENDA

December 12, 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 October 3, 2022

Approval of Finding of Facts for October 3, 2022

Old Business

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

Public Hearings

Case No. 12765– Curt and Michelle Snyder seek a variance from the minimum lot width requirement for two proposed lots (Sections 115-25 of the Sussex County Zoning Code). The property is located on the southwest side of Dirickson Creek Road across from Jan Mar Lane. 911 Address: N/A. Zoning District: AR-1. Tax Parcel: 134-21.00-14.02

Case No. 12766–Robert and Cathrine Debes seek a variance from the rear yard setback requirement for a proposed structure (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the northwest side of Plover Lane within the Estuary Subdivision. 911 Address: 24062 Plover Lane, Frankford. Zoning District: AR-1. Tax Parcel: 134-19.00-812.00



Case No. 12767– Thomas and Lisa Kiracofe seek variances from the maximum fence height requirement for an existing fence (Section 115-25, and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of West Mint Place within the Mulberry Knoll Subdivision. 911 Address: 34810 West Mint Place, Lewes. Zoning District: AR-2. Tax Parcel: 334-18.00-146.00

Case No. 12768–Gordon W. and Lynne C. Emminizer seek a variance from the side yard setback requirement for an existing structure (Sections 115-42, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of Laws Point Road within the Swann Keys Subdivision. 911 Address: 36990 Laws Point Road, Selbyville. Zoning District: GR. Tax Parcel: 533-12.16-297.00

Case No. 12769–Cortney Horne seeks a variance from the front yard setback requirement for an existing and proposed structure (Sections 115-42, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the west side of East Lagoon Road within the Dogwood Acres Subdivision. 911 Address: 30835 East Lagoon Road, Dagsboro. Zoning District: GR. Tax Parcel: 134-6.00-123.00

Case No. 12770– Christopher and Lisa Smith seek a variance from the front yard setback requirements for a proposed addition (Sections 115-25, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of South Seaview Drive within the Seabreak Subdivision. 911 Address: 31719 South Seaview Drive, Bethany Beach. Zoning District: MR-RPC. Tax Parcel: 134-13.00-1143.00

Additional Business



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 5, 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, December 8, 2022.

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