

## BOARD OF ADJUSTMENT

ELLEN MAGEE, CHAIR  
KEVIN E. CARSON  
JEFF CHORMAN  
JOHN WILLIAMSON  
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# Sussex County

DELAWARE  
sussexcountyde.gov

(302) 855-7878 T  
(302) 845-5079 F

## AGENDA

December 14, 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 October 5, 2020

### Approval of Finding of Facts for October 5, 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

**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

### Public Hearings

**Case No. 12464 – Coastal Services, LLC** seeks a variance from the side yard setback requirement for proposed and existing structures. (Sections 115-42, 115-74, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the west side of



Cedar Neck Road at the Hickman Road intersection. 911 Address: 30430 Cedar Neck Road, Ocean View. Zoning District: GR/B-1. Tax Parcel: 134-9.00-67.00

**Case No. 12492 – Boys & Girls Club of Delaware** seek variances from the side yard setback and rear yard setback requirements for proposed and existing structures (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the southwest side of Oak Orchard Road approximately 442 ft. east of John J. Williams Highway (Rt. 24). 911 Address: 31550 Oak Orchard Road, Millsboro. Zoning District: AR-1. Tax Parcel: 234-29.00-69.06

**Case No. 12500 – Mark Perdue** seeks variances from the front yard setback requirements for proposed and existing structures (Sections 115-34, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Sylvan Vue Drive within the Blackwater Cove Subdivision. 911 Address: 34560 Sylvan Vue Drive, Dagsboro. Zoning District: MR. Tax Parcel: 134-11.00-704.00

**Case No. 12501 – Lawrence D. & Gale A. Lingo** seek a variance from the side yard setback requirements for a proposed structure (Sections 115-34, 115-184 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Loggerhead Court within the Swann Cove Subdivision. 911 Address: 31561 Loggerhead Court, Selbyville. Zoning District: MR. Tax Parcel: 533-12.00-923.00

**Case No. 12502 – South Laurel, LLC** seek a special use exception to operate a day care center (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located on the west side of N. Laurel Plaza Road at the intersection of Discount Land Road and Sussex Highway. 911 Address: 10771 N. Laurel Plaza Road, Laurel. Zoning District: C-1. Tax Parcel: 232-12.00-63.09

**Case No. 12503 – Scott & Heather Carpenter** seek a variance from the front yard setback requirements for proposed structures (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the east side of Pebble Drive within the Sandy Beach Subdivision. 911 Address: 106 Pebble Drive, Dagsboro. Zoning District: AR-1. Tax Parcel: 233-6.00-169.00

**Additional Business**

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**Board of Adjustment meetings can be monitored on the internet at**  
**[www.sussexcountyde.gov](http://www.sussexcountyde.gov)**

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**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 7, 2020 at 4:30 p.m., and at least seven (7) days in advance of the meeting.**

**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](mailto:pandz@sussexcountyde.gov). All comments shall be submitted by 4:30 P.M. on Thursday, December 10, 2020

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