

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
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AGENDA

December 16, 2019

6:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for October 21, 2019

Approval of Findings of Fact for October 21, 2019

Old Business

Case No. 12337 – Ariel Gonzalez seek variances from the front yard setback and side yard setback requirements for proposed and existing structures (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is a landlocked parcel on the northside of Saw Mill Rd. approximately 0.47 miles from Pine Rd. 911 Address: 20116 Saw Mill Rd. Georgetown. Zoning District: AR-1. Tax Parcel: 135-4.00-11.01

Case No. 12387 – William & Katherine Eager seek variances from front yard setback requirements for a proposed pool and proposed structures, and a variance from the fence height requirement for a proposed fence. (Sections 115-34, 115-182 and 115-185 of the Sussex County Zoning Code). The property is a through lot fronting on Porpoise Way and Camelsback Dr. in the Retreat subdivision. 911 Address: 31495 Purpoise Way, Bethany Beach. Zoning District: MR. Tax Parcel: 134-13.00-1701.00

Public Hearings

Case No. 12390 – Mary Lou Dickson (Noelle Rose Calzone) seeks a special use exception to operate a day care center (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the east side of John J. Williams Hwy. (Rt. 24) approximately 0.22 miles south of Angola Rd. 911 Address: 22467 John J. Williams Hwy., Lewes. Zoning District: AR-1. Tax Parcel: 234-11.00-56.01

Case No. 12391 – Beachfire Brewing Company, LLC seeks a variance from the front yard and corner front yard setback requirements for a proposed structure, a special use exception



to place a tent for more than three days, and a variance from the number of required parking spaces. (Sections 115-80, 115-82, 115-162, 115-182 & 115-210 of the Sussex County Zoning Code). The property is located on the northeast corner of Central Ave. and Johnston St. within the Shockley subdivision. 911 Address: 19841 Central Ave., Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.20-24.00

Case No. 12392 – John M. Cosgrove seeks a variance from the rear yard setback requirements for proposed structures (Sections 115-172 and 115-183 of the Sussex County Zoning Code). The property is located on the east side of Dodd Ave. approximately 127 ft. south of Ocean View Ave. in the Sea Air Manufactured Home Park. Address: 19974 Dodd Ave. Rehoboth Beach. Zoning District: AR-1 & C-1. Tax Parcel: 334-13.00-310.00-54148

Case No. 12394 – William J. Smith, Jr. seeks variances from the side yard setback requirements for existing structures (Sections 115-42, 115-181 and 115-183 of the Sussex County Zoning Code). The property is located on the west side of the north end of Pintail Dr. within the Swann Keys subdivision. 911 Address: 37057 Pintail Dr., Selbyville. Zoning District: GR. Tax Parcel: 533-12.16-32.00

Case No. 12395 – Milton & Kathleen Roberson seek a variance from the fence height requirement for a proposed fence. (Sections 115-34, 115-184 and 115-185 of the Sussex County Zoning Code). The property is located on the northwest corner of Double Bridges Rd. and Neptune Dr. 911 Address: 1 Neptune Dr., Frankford. Zoning District: MR. Tax Parcel: 134-17.00-545.00

Case No. 12396 – Sam Trusik seeks a variance from the fence height requirement for a proposed fence. (Sections 115-25, 115-184 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Angola Rd. approximately 0.30 miles west of Camp Arrowhead Rd. 911 Address: 33005 Angola Rd., Lewes. Zoning District: AR-1. Tax Parcel: 234-12.00-13.06

Additional Business

**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 December 5, 2019 at 9:00 a.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.**

