

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

December 16, 2024

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for October 21, 2024

Approval of the Findings of Fact for October 21, 2024

Public Hearings

Case No. 13023 – Sea Air Village

seeks variances from the separation distance requirement for proposed structures (Section 115-172 and 115-25 of the Sussex County Zoning Code). The property is located East of Sea Air Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 19940 Atlantic Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3055

Case No. 13024 – Christopher Siperko

seeks a variance for the height requirement for an existing fence (Sections 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Carter Lane. 911 Address: 11039 Carter Lane, Seaford. Zoning District: AR-1. Tax Parcel: 132-2.12-25.00

Case No. 13025 – Joseph Ciarlo Jr

seeks a variance for the height requirement for a proposed fence (Sections 115-82 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Coastal Highway and East of Carolina Street within the Killens Addition Subdivision. 911 Address: 38436 Carolina Street, Rehoboth Beach. Zoning District: C-1. Tax Map: 334-20.09-187.00

Case No. 13026 – Esly Ruiz

seeks variances from the front and side yard setback requirement for an existing structure (Sections 115-42 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of West Springside Drive and south side of Fisher

Road within the Coolspring Farms Subdivision. 911 Address: 28537 West Springside Drive, Milton. Zoning District: GR. Tax Map: 334-10.00-109.00

Case No. 13027 – Ana and Paulo Fabiano

seek a special use exception for a childcare center (Sections 115-23 of the Sussex County Zoning Code). The property is located on the north west side of Millsboro Highway. 911 Address: 38330 Millsboro Highway, Millsboro. Zoning District: AR-1. Tax Parcel: 333-14.00-30.05

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 9, 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. All comments are encouraged to be submitted by 4:30 P.M. on December 12, 2024.

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