

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

December 20, 2021

6:00 P.M.

PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA**

Call to Order

Pledge of Allegiance

Approval of Agenda

Old Business

Case No. 12617 – James C. Van Wagoner seeks a variance from the side yard setback requirement for a proposed structure (Sections 115-34, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Salty Way East within the Keenwick West Subdivision. 911 Address: 37792 Salty Way East, Selbyville. Zoning District: MR. Tax Parcel: 533-19.07-41.00

Public Hearings

Case No. 12637 – Jeffrey W. & Janice L. Stull seek a variance from the side yard setback requirement for a proposed structure (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located at the north side of Ward Way within the Meadow Drive Subdivision. 911 Address: 8 Ward Way, Millsboro. Zoning District: AR-1. Tax Map: 133-16.00-288.00

Case No. 12638 – Robert Cathell seeks a variance from the front yard setback requirement for a proposed dwelling (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of Walnut Lane within the Keenwick Subdivision. 911 Address: 38340 Walnut Lane, Selbyville. Zoning District: MR. Tax Parcel: 533-19.12-97.00

Case No. 12639 – Lisa Prestipino seeks variances from the side yard setback requirement for a proposed addition (Sections 115-82 and 115-183 of the Sussex County Zoning Code). The property is located at the northwest side of John J. Williams Highway (Rt. 24) approximately 0.32 mile southwest of Coastal Highway (Rt. 1). 911 Address: 18854 John J.



Williams Highway, Rehoboth Beach. Zoning District: C-1. Tax Map: 334-12.00-89.00

Case No. 12640 – Teresa Fisher seeks a variance from the minimum lot width requirement for a proposed lot (Sections 115-25 of the Sussex County Zoning Code). The property is located at the west side of Clendaniel Pond Road at the intersection of Clendaniel Pond Road and Pine Street. 911 Address: 9342 Clendaniel Pond Road, Lincoln. Zoning District: AR-1. Tax Map: 230-13.00-113.00

Case No. 12641 – David Poppel seeks variances from the front yard setback requirements for proposed and existing structures (Sections 115-25, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located at the southwest side of Old Lighthouse Road within the Cape Windsor Subdivision. 911 Address: 38846 Old Lighthouse Road, Selbyville. Zoning District: AR-1. Tax Map: 533-20.18-171.00

Case No. 12642 – Anthony L. Johnson (Venita A. Johnson) seeks a special use exception to operate a daycare facility (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located at the southwest side of Newton Way within the Newton Woods Subdivision. 911 Address: 6156 Newton Way, Bridgeville. Zoning District: AR-1. Tax Map: 530-17.00-27.00

Additional Business



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 13, 2021 at 8:00 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 16, 2021

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