

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

DRAFT AGENDA

February 19, 2024

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 for December 11, 2023

Approval of Finding of Facts for December 11, 2023

Old Business

Case No. 12892 – Ariel Gonzalez seeks variances from the side and rear yard setback requirements for existing structures (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the northwest side of Saw Mill Road approximately 2461 ft. west of Pine Road. 911 Address: 20116 Saw Mill Road, Milton. Zoning District: AR-1. Tax Parcel: 135-4.00-11.01

Public Hearings

Case No. 12906 – Gregory J. and M. Charlene Merk seek variances from the front and rear yard setback requirements for existing and proposed structures (Sections 115-25, 115-182, and 115-183 of the Sussex County Zoning Code). The property is located on the corner of Mulberry Knoll Road and W. Sands Street within the Bay Shore Hills Subdivision. 911 Address: 20682 Mulberry Knoll Road, Lewes. Zoning District: AR-1. Tax Parcel: 334-18.00-70.00

Case No. 12907 – Brooke and Brittanie Hudson seek variances from the maximum fence height and front yard setback requirement for existing and proposed structures (Section 115-25, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on northwest side of Red Berry Road within the Holly Ridge Subdivision. 911 Address: 36815 Red Berry Road, Delmar. Zoning District: AR-1. Tax Parcel: 532-14.00-146.00



Case No. 12908 – Ralph Page seeks variances from the corner front, front, and rear yard setback requirements for existing and proposed structures (Sections 115-25, 115-182, and 115-183 of the Sussex County Zoning Code). The property is located on the corner of Lincoln Drive and Grant Avenue within the Cape Windsor Subdivision. 911 Address: 38723 Grant Avenue, Selbyville. Zoning District: AR-1. Tax Parcel: 533-20.14-31.00

Case No. 12909 – Andrew and Gladys Bellamah seek variances from the front and side yard setback requirements for a proposed structure (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the northwest side of Wilson Walk within the Bay View Park Subdivision. 911 Address: 39538 Wilson Walk, Bethany Beach. Zoning District: MR. Tax Map: 134-20.11-85.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 12, 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 addition 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/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, February 15, 2024.

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