

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
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(302) 855-7878

DRAFT AGENDA

January 8, 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 November 6, 2023

Approval of Finding of Facts for November 6, 2023

Old Business

Case No. 12880 – Harry and Ginger Wille seek variances from the front yard and rear yard setback requirements for existing structures (Sections 115-42, 115-182, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the west side of West Lagoon Road within the Dogwood Acres Subdivision. 911 Address: 30833 West Lagoon Road, Dagsboro. Zoning District: GR. Tax Parcel: 134-6.00-72.00

Public Hearings

Case No. 12891 – South Salem Dickerson Associates LLC seeks a special use exception for a childcare center (Sections 115-23 and 115-80 of the Sussex County Zoning Code). The property is located on the east side of Sussex Highway approximately 240 ft. north of Orchards End Lane. 911 Address: 18119 Sussex Highway, Unit 2, Bridgeville. Zoning District: C-1/AR-1. Tax Parcel: 131-11.00-12.00

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



Case No. 12893 – Richard D. Davis seeks variances from the side and rear yard setback requirements for a proposed structure (Sections 115-25, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Reynolds Pond Road approximately 662 ft. east of Cedar Creek Road. 911 Address: 24325 Reynolds Pond Road, Milton. Zoning District: AR-1. Tax Parcel: 235-7.00-23.12

Case No. 12894 – Maria and William Bochte seek variances from the rear yard setback requirements for an existing structure (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the south side of Dauphine Street within the Four Seasons at Belle Terre Subdivision. 911 Address: 21296 Dauphine Street, Lewes. Zoning District: AR-1. Tax Map: 334-12.00-1281.00

Case No. 12895 – Hunter and Jessica Jones seek a variance from the side yard setback requirement for an existing structure (Sections 115-42 and 115-183 of the Sussex County Zoning Code). The property is located on the southeast side of 2nd Street within the Tru Vale Acres Subdivision. 911 Address: 634 2nd Street, Rehoboth Beach. Zoning District: GR. Tax Map: 334-13.00-37.01

Case No. 12896 – Barbara J. Hitch Trust seeks variances from the lot width and lot area requirements for proposed lots and from the front and side yard setback requirements for existing structures (Sections 115-25, 115-182, and 115-183 of the Sussex County Zoning Code). The properties are located on the southwest side of Seaford Road approximately 0.06 miles from Johnson/Ockels Road. 911 Address: 26706 and 26718 Seaford Road, Seaford. Zoning District: AR-1. Tax Map: 132-6.00-163.00 & 164.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 29, 2023, 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://sussexcountycle.gov/council-chamber-broadcast>

The Board of Adjustment meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountycle.gov/agendas-minutes/board-of-adjustment>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountycle.gov. All comments are encouraged to be submitted by 4:30 P.M. on Thursday, January 4, 2024.

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