

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

April 8, 2024

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for February 5, 2024

Approval of the Findings of Fact for February 5, 2024

Public Hearings

Case No. 12919 – Southstar L.P.

seeks a special use exception for a concrete batch plant (Section 115-40 of the Sussex County Zoning Code). The property is located northwest of Coverdale Road. 911 Address: 20956 Coverdale Road, Bridgeville. Zoning District: GR. Tax Parcel: 430-23.00-82.02

Case No. 12920 – Elizabeth Russell

seeks a variance from the front yard setback requirement for a proposed structure (Section 115-82 of the Sussex County Zoning Code). The property is located Northeast of Coastal Highway and West of Carolina Street within the Killens Addition Subdivision. 911 Address: 38435 Carolina Street, Dewey Beach. Zoning District: C-1. Tax Parcels: 334-20.09-168.00

Case No. 12921 – Christopher Gotwols

seeks a variance from the side yard setback requirements for a proposed structure (Section 115-42 of the Sussex County Zoning Code). The property is located East of Blue Bill Drive within the Swann Keys Subdivision. 911 Address: 37062 Blue Bill Drive, Selbyville. Zoning District: GR. Tax Parcels: 533-12.16-193.00.

Case No. 12922 – C & U Hudson Farms LLC

seeks a variance from the minimum lot width requirement for a parcel (Section 115-25 of the Sussex County Zoning Code). The property is located South of Hudson Drive and north of Deer Run Road. 911 Address: 36555 Hudson Road, Selbyville. Zoning District: AR-1. Tax Parcels: 533-10.00-80.00

Case No. 12923 – Kimberly and Jeffrey Hamer

seek a variance from the front yard setback requirement for a proposed structure (Section 115-25 of the Sussex County Zoning Code). The property is located West of Country Club Road. 911 Address: 709 Country Club Road, Rehoboth Beach. Zoning District: AR-1. Tax Parcels: 334-19.00-18.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 1, 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 April 4, 2024.

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