

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

REVISED AGENDA

April 22, 2024

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for February 19, 2024

Approval of the Findings of Fact for February 19, 2024

Public Hearings

Case No. 12924 – West Side New Beginnings, Inc.

~~seeks a variance for the front and corner front setback requirements for a proposed structure (Section 115-42 of the Sussex County Zoning Code). The property is located North of Burton Avenue and Southeast of Norwood Street. 911 Address: 19801 Norwood Street, Rehoboth Beach. Zoning District: GR. Tax Parcels: 334-13.19-61.00~~

Case No. 12925 – John and Mary Denney

seek a variance from the front yard setback requirement for a proposed addition (Section 115-34 of the Sussex County Zoning Code). The property is located South of Dot Sparrow Drive and East of Warbler Court within the Summercrest Subdivision. 911 Address: 34760 Dot Sparrow Drive, Rehoboth Beach. Zoning District: MR. Tax Parcels: 334-12.00-838.00

Case No. 12926 – Keystone Novelties Distributors

seeks a special use exception for a temporary tent sale (Section 115-80 of the Sussex County Zoning Code). The property is located Northwest of Sea Air Avenue and West of Tanger Boulevard within the Tanger Outlet Complex. 911 Address: 36470 Seaside Outlet Drive, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.00.325.06

Case No. 12927 – Keystone Novelties Distributors

seeks a special use exception for a temporary tent sale (Section 115-80 of the Sussex County Zoning Code). The property is located East of Sussex Highway. 911 Address: 20689 Sussex Highway, Seaford. Zoning District: C-1. Tax Parcels: 331-2.00-18.15

Case No. 12930 – Cynthia Stinger and Thomas Blackiston

seeks a variance from the front yard setback requirement for an existing structure (Section 115-42 of the Sussex County Zoning Code). The property is located South and West Poplar Avenue within the Evergreen Acres Subdivision. 911 Address: 31022 Poplar Avenue, Millsboro. Zoning District: GR. Tax Parcels: 233-5.00-259.00

Additional Business

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 15, 2024 at 4:30 p.m., and at least seven (7) days in advance of the meeting. Revised April 18, 2024, to Reschedule Case No. 12924 – West Side New Beginnings, Inc.

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 15, 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 Thursday, April 18, 2024.

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