

**BOARD OF ADJUSTMENT**

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**Sussex County**

DELAWARE  
sussexcountyde.gov

(302) 855-7878

**AGENDA**

**May 6, 2024**

**6:00 PM**

**Call to Order**

**Pledge of Allegiance**

**Approval of Agenda**

**Approval of the Minutes for March 4, 2024**

**Approval of the Findings of Fact for March 4, 2024**

**Public Hearings**

**Case No. 12931 – Jason D Giles**

seeks variances from the corner front and rear setback requirements for a proposed addition to an existing shed (Section 115-34 of the Sussex County Zoning Code). The property is located Northeast of Fisher Street and Southeast of Anna B Street within the Dodd's Addition Subdivision. 911 Address: 38274 Anna B Street, Rehoboth Beach. Zoning District: MR. Tax Parcels: 334-20.09-69.00

**Case No. 12932 – Scott and Sue Henry**

seek variances from the front and rear yard setback requirement for existing structures (Section 115-34 of the Sussex County Zoning Code). The property is located North of Chippiwa Drive and South of Creek Road within the Blackwater Village Subdivision. 911 Address: 34011 Chippiwa Drive, Dagsboro. Zoning District: MR. Tax Parcels: 134-11.00-396.00

**Case No. 12933 – Larry Hayes**

seeks a variance from the side yard setback requirement for a proposed structure (Section 115-34 of the Sussex County Zoning Code). The property is located East of Kelly Lane within the Breakwater Beach Subdivision. 911 Address: 29339 Kelly Lane, Bethany Beach. Zoning District: MR. Tax Parcel: 134-5.00-438.00

**Case No. 12934 – John R. Vitalo Jr.**

seeks variances from the front and corner front yard setback requirements for a proposed structure (Section 115-42 of the Sussex County Zoning Code). The property is located Southeast of 1st Street and Southwest of North Drive within the Tru Vale Acres Subdivision. 911 Address: 501 1St Street, Rehoboth Beach. Zoning District: GR. Tax Parcels: 334-13.00-63.02

**Case No. 12935 – Joseph Ciarlo Jr.**

seeks variances from the front and rear setback requirements for existing structures (Section 115-82 of the Sussex County Zoning Code). The property is located Northeast of Coastal Highway and Southeast of Carolina Street within the Killens Addition Subdivision. 911 Address: 38436 Carolina Street, Rehoboth Beach. Zoning District: C-1. Tax Parcels: 334-20.09-187.00

**Case No. 12941 – Keystone Novelties Distributors**

seeks a special use exception for a temporary tent sale (Section 115-32 of the Sussex County Zoning Code). The property is located East of Cedar Neck Road and North of Bethany Loop within the Salt Pond Plaza Complex. 911 Address: 703 Bethany Loop, Bethany Beach. Zoning District: MR. Tax Parcel: 134-13.00-88.12

**Case No. 12942 – 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 Roxana Road and South of Atlantic Avenue. 911 Address: 34960 Atlantic Avenue, Ocean View. Zoning District: C-1. Tax Parcel: 134-12.00-330.01

**Case No. 12943 – Orlando and Evelyn Nieves**

seek variances from the side yard setback requirement for an existing addition (Section 115-25 of the Sussex County Zoning Code). The property is located Southwest of Comet Court within the Starlight Meadows Subdivision. 911 Address: 6 Comet Court, Milton. Zoning District: AR-1. Tax Parcels: 235-7.00-223.00

**Additional Business**

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**-MEETING DETAILS-**

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 29, 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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:30 P.M. on May 2, 2024.

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