

**BOARD OF ADJUSTMENT**

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**Sussex County**

DELAWARE  
sussexcountyde.gov

(302) 855-7878

**AGENDA**

**May 20, 2024**

**6:00 PM**

**Call to Order**

**Pledge of Allegiance**

**Approval of Agenda**

**Approval of the Minutes for March 18, 2024**

**Approval of the Findings of Fact for March 18, 2024**

**Old Business**

**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

**Public Hearings**

**Case No. 12936 – Sea Air Village**

seeks variances from the side yard setback and separation distance requirements for proposed structures (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located Northwest of Atlantic Avenue and Northeast of Skyview Street within the Sea Air Village Manufactured Home Park, Lot 48. 911 Address: 19980 Atlantic Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcels: 334-13.00-310.00-3144 Lot E-48

**Case No. 12938 – Sea Air Village**

seeks variances from the separation distance requirements for proposed structures (Section 115-172 of the Sussex County Zoning Code). The property is located South of Golden Avenue and Southwest of Skyview Street within the Sea Air Village Manufactured Home Park, Lot L-61. 911 Address: 20011 Golden Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcels: 334-13.00-310.00-13072 Lot L-61

**Case No. 12937 – David Smith and Kenneth Williams Jr.**

seek variances from the separation distance requirements for a proposed structure (Section 115-172 of the Sussex County Zoning Code). The property is located Northwest of Atlantic Avenue and Northeast of Parkerview Road within the Sea Air Village Manufactured Home Park, Lot 13. 911 Address: 19905 Atlantic Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcels: 334-13.00-310.00-3156 Lot F-13

**Case No. 12939 – Heather Osborne and Kevin Clear**

seek a special use exception for a commercial dog kennel (Section 115-23 of the Sussex County Zoning Code). The property is located Southwest of Daisey Road. 911 Address: 34582 Daisey Road, Frankford. Zoning District: AR-1. Tax Parcel: 533-6.00-125.00

**Case No. 12940 – William and Vicki Abel**

seek a variance from the side yard setback requirements for a proposed structure (Section 115-25 of the Sussex County Zoning Code). The property is located Southeast of White Oak Road within the Dogwood Acres Subdivision. 911 Address: 30852 White Oak Road, Dagsboro. Zoning District: AR-1. Tax Parcels: 134-6.00-43.00

**Case No. 12944 – Coastline Properties, LLC**

seeks a special use exception for parking and loading requirements and variances from the off-street parking requirements, the front, side and rear setback requirements, and the landscape buffer requirements in the Combined Highway Overlay Zone (CHCOZ) for proposed structures (Section 115-80, 115-162, 115-82 and 115-194.1 of the Sussex County Zoning Code). The property is located East of Tulip Drive, North of Coastal Highway and West of Savannah Road. 911 Address: 97 Tulip Drive, Lewes. Zoning District: C-1. Tax Parcels: 335-11.00-93.00

**Additional Business**

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-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 13, 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 16, 2024.

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