

**BOARD OF ADJUSTMENT**

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**Sussex County**

DELAWARE  
sussexcountyde.gov

(302) 855-7878

**AGENDA**

**November 6, 2023**

**6:00 PM**

**Call to Order**

**Pledge of Allegiance**

**Approval of Agenda**

**Approval of the Minutes for August 21, 2023**

**Approval of the Findings of Fact for August 21, 2023**

**Approval of the Minutes for September 11, 2023**

**Approval of the Findings of Fact for September 11, 2023**

**Additional Business**

Through Lot Ordinance – Jamie Whitehouse, Director of Planning and Zoning

**Public Hearings**

**Case No. 12872 – Rollin and Lisa Bell**

seek a variance from the front yard setback requirement for a proposed structure (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the corner of Beach Ave. and Pierce Ave. approximately 818 ft. east of Coastal Hwy. (Rt. 1). 911 Address: 2 Beach Ave., Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-23.06-93.00

**Case No. 12873 - Sequence Properties, LLC**

seeks a variance from the side yard setback requirement for a proposed structure (Sections 115-82 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of Coastal Highway (Rt. 1) approximately 397 ft. southeast of Sea Air Avenue. 911 Address: 19724 Coastal Highway, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.00-319.01

**Case No. 12874 – Sea Air Village**

seeks variances from the separation distance requirements for proposed structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is

**located on the southeast side of Sea Air Avenue, Lot B21, within the Sea Air Village Manufactured Home Park. 911 Address: 19803 Sea Air Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3117**

**Case No. 12875 – Sea Air Village**

**seeks variances from the separation distance requirements for proposed structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the northwest side of Center Avenue, Lot C92, within the Sea Air Village Manufactured Home Park. 911 Address: 19994 Center Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-14810**

**Case No. 12876 – Sea Air Village**

**seeks variances from the separation distance requirements for proposed structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the southeast side of Center Avenue, Lot D43, within the Sea Air Village Manufactured Home Park. 911 Address: 19887 Center Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3041**

**Case No. 12877 – Sea Air Village**

**seeks variances from the separation distance requirements for proposed structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the northwest side of Atlantic Avenue, Lot E46, within the Sea Air Village Manufactured Home Park. 911 Address: 19976 Atlantic Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-5230**

**Case No. 12878 – Sea Air Village**

**seeks variances from the separation distance requirements for proposed structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the southeast side of Atlantic Avenue, Lot F13, within the Sea Air Village Manufactured Home Park. 911 Address: 19905 Atlantic Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3156**

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-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 30, 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 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 Thursday, November 2, 2023.

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