

**BOARD OF ADJUSTMENT**

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**Sussex County**

DELAWARE  
sussexcountyde.gov  
(302) 855-7878

**AGENDA**

**March 24, 2025**

**6:00 PM**

**Call to Order**

**Pledge of Allegiance**

**Approval of Agenda**

**Approval of the Minutes for January 27, 2025**

**Approval of the Findings of Fact for January 27, 2025**

**Public Hearings**

**Case No. 13044 – Juan and Marisela Serna**

seeks a variance from the lot width re-quirement for a proposed lot (Section 115-25 of the Sussex County Zoning Code). The property is located on the north side of Woodland Ferry Road and east of Ship Builders Drive. 911 Address: 6869 Woodland Ferry Road, Seaford. Zoning District: AR-1. Tax Map: 132-11.00-20.00

**Case No. 13045 – Michael and Maria Calandra**

seeks variances from the front yard setback requirements for proposed structures (Section 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of Salty Way West locat-ed within the Keen-Wik West Subdivision. 911 Address: 37830 Salty Way West, Sel-byville. Zoning District: MR Tax Map: 533-19.07-31.01

**Case No. 13052 - Jim and Michelle Lattanzi**

seeks variances from the front yard set-back requirement, separation distance requirements and lot coverage requirement for proposed structures (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located South of Harbor Road within the Malone’s Bayside Manufac-tured Home Park. 911 Address: 21 Harbor Road, Millsboro. Zoning District: AR-1. Tax Parcel: 234-25.00-6.00-42880 Lot 27

**Case No. 13053 – Matthew and Colleen Schweitzer**

seeks variances from the front and side yard setback requirements for existing and proposed structures. (Sections 115-34, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the northeast side of Snow Goose Road. 911 Address: 9643 Snow Goose Road, Milford. Zoning District: MR. Tax Map: 230-17.00-167.00

**Case No. 13054 – Michael Turssline**

**seeks variances from the front, side and rear yard setback requirements for existing and proposed structures. (Sections 115-25, 115-182 and 115-183 of the Sussex County Zoning Code). The Property is located on the north side of Calais Court and to the east of Penn Street. 911 Address: 33523 Calais Court, Dagsboro. Zoning District: AR-1. Tax Map: 134-7.00-66.00**

**Case No. 13055 – Coastal One Properties**

**seeks a special use exception for an off- premise electronic message center. (Section 115-161.1 and 159.5 (B) of the Sussex County Zoning Code). The property is located on the north side of Coastal Highway. 911 Address: 19563 Coastal Highway, Rehoboth. Zoning District: C-1. Tax Map: 334-13.00-325.33**

**Additional Business**

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**-MEETING DETAILS-**

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on Monday, March 17, 2025, 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, March 20, 2025.

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