

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

April 28, 2025

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for February 24, 2025

Approval of the Findings of Fact for February 24, 2025

Public Hearings

Case No. 13039 - Chata, LLC

seeks variances from the side and rear yard setback requirements for existing structures. (Sections 115-25 and 115-183 of the Sussex County Zoning Code.) The property is located on the west side of DuPont Boulevard and south of Wilson Road. 911 Address: 19084 DuPont Boulevard, Georgetown. Zoning District: AR-1. Tax Parcel: 135-9.00-9.00

Case No. 13056 - Ocean One Holdings, LLC

seeks a special use exception for two off-premise static signs and one off-premise electronic message center. (Section 115-159.5, 115-161, 115-80 and 115-210 of the Sussex County Zoning Code.) The property is located on the south side of Coastal Highway. 911 Address: N/A. Zoning District: C-3/ AR-1. Tax Parcel: 235-8.00-39.00

Case No. 13057 - Steven & Diane Reid

seek a variance for the height requirement for proposed and existing fence (Sections 115-34 and 115-185 of the Sussex County Zoning Code). The property is located on the south side of New Road and east of Peach Tree Lane within the Nassau Station subdivision. 911 Address: 32883 Peach Tree Lane, Lewes. Zoning District: MR. Tax Parcel: 335-7.00-45.00

Case No. 13058 - Edward Crowder

seeks variances from the front and side yard setback requirements for existing structures. (Section 115-34, 115-182 and 115-183 of the Sussex County Zoning Code). This property is located on South Shore Drive within the South Inlet Manufactured

Home Park. 911 Address: 46 South Shore Drive, Bethany Beach. Zoning District: MR. Tax Parcel: 134-2.00-4.00-57075

Case No. 13059 - Barry & Linda Brittingham

seek a variance from the side yard setback for a proposed structure (Sections 115-42 and 115-185 of the Sussex County Zoning Code). The property is located within the Holly Ridge Terrace. 911 Address: 32410 Holly Terrace Road, Ocean View. Zoning District: GR. Tax Parcel: 134-9.00-187.00

Case No. 13060 - Trinity Commercial Holdings, LLC

seeks a special use exception to operate a potentially hazardous use (Construction and Demolition Debris Recycling) (Sections 115-111 and 115-210 of the Sussex County Zoning Code). The properties are located on the South side of Fleetown Road and East of North Old State Road. 911 Address: 11663 Windmill Lane, Lincoln. Zoning District: HI-1/ GR. Tax Parcel: 230-19.00-111.00

Case No. 13061 - Collins 54, LLC

seeks a variance from the minimum lot size requirement for a proposed lot (Section 115-25 of the Sussex County Zoning Code). The property is located on the corner of Lighthouse Road and Dickerson Road. 911 Address: 38189 Dickerson Road, Selbyville. Zoning District: AR-1. Tax Parcel: 533-18.00-25.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 21, 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. All comments are encouraged to be submitted by 4:30 P.M. on Thursday, April 24, 2025.

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