

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

May 5, 2025

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for March 10, 2025

Approval of the Findings of Fact for March 10, 2025

Public Hearings

Case No. 13062 - Brian Quier

seeks variances from the side and rear yard setback requirements for a proposed structure. (Sections 115-183, 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the west side of River Bend Drive and the East Side of Koszy Lane approximately 100 ft. to the north of Thorogoods Road. 911 Address: 105 River Bend Drive, Dagsboro. Zoning District: AR-1. Tax Map: 233-5.00-41.01

Case No. 13063 - Peter & Maria Passero

seeks a variance from the separation distance requirement for a proposed structure. (Section 115-34 and 115-188 of the Sussex County Zoning Code). The property is located on the south side of S Nicklaus Drive within the Peninsula Golf and Country Club. 911 Address: 27514 South Nicklaus Avenue, Millsboro. Zoning District: MR-RPC. Tax Map: 234-30.00-304.03-48

Case No. 13064 - State of Delaware; Division of Fish & Wildlife

seek a special use exception for a rifle and pistol range. (Section 115-23(A), 115-25, and 115-210 of the Sussex County Zoning Code). The property is located on the east side of Hunters Cove Road approximately 683 ft. south of Owens Road. 911 Address: 12613 Hunters Cove Road, Greenwood. Zoning District: AR-1. Tax Map: 430-9.00-19.00

Case No. 13065 - Melony Messina

seeks a special use exception for a commercial dog kennel. (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the south side of Wolfe Neck Road approximately 0.68 miles northeast of Coastal Highway. 911 Address: 35808 Wolfe Neck Road, Rehoboth. Zoning District: AR-1. Tax Map: 334-7.00-16.00

Case No. 13066 - James Nichols

seeks a variance from the front yard setback for an existing structure. (Section 115-185 and 115-139 (c) of the Sussex County Zoning Code). The property is located on the south side of Lagoon Lane within the Mariner's Cove Manufactured Home Park. 911 Address: 35414 Lagoon Lane, Millsboro. Zoning District: VRP. Tax Map: 234-25.00-4.00-56380

Case No. 13067 - Joseph and Susan Sparmo

seek a variance from the rear yard setback for a proposed structure. (Section 115-34 and 115-183 of the Sussex County Zoning Code). The property is located on the south side of 18th Boulevard within The Peninsula Subdivision. 911 Address: 27280 18th Boulevard, Millsboro. Zoning District: MR- RPC. Tax Map: 234-30.00-478.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 28, 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, May 1, 2025.

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