

BOARD OF ADJUSTMENT

JEFF CHORMAN, CHAIRMAN
KEVIN E. CARSON
JOHN T. HASTINGS
SHAWN LOVENGUTH
JOHN WILLIAMSON



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

May 19, 2025

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for March 24, 2025

Approval of the Findings of Fact for March 24, 2025

Public Hearings

Case No. 13068 – Lynsay Hernandez

seeks variances from the rear and side yard set-back for an existing and proposed structure (Section 115-183, 115-185 and 115-34 of the Sussex County Zoning Code). The property is located on the south side of River Road and East of Point View Road. 911 Address: 31594 River Road, Millsboro. Zoning District: MR. Tax Map: 234-34.10-78.00

Case No. 13070 – John Caudle

seeks variances from the side yard setback requirements for existing structures (Section 115-183, 115-185 and 115-42 of the Sussex County Zoning Code). The property is located southeast of Laws Point Road and North of Swann Drive. 911 Address: 37000 Laws Point Road, Selbyville. Zoning District: GR Tax Map: 533-12.16-293.00

Case No. 13071 – Suzanne Bienert

seeks variances from the front yard setback for existing structures (Section 115-182 and 115-34 of the Sussex County Zoning Code). The property is located on the East side of Sylvan Vue Drive within the Blackwater Cove Subdivision. 911 Address: 34582 Sylvan Vue Drive, Dagsboro. Zoning District: MR. Tax Map: 134-11.00-707.00

Case No. 13072 – James O'Donnell

seeks a special use exception for a tent for special purposes for a period exceeding three days. (Section 115-97A) The property is located on the southeast side of Vines Creek Road approximately 500 ft. southeast of Falling Point Road. 911 Address:

30968 Vines Creek Road, Dagsboro. Zoning District: LI-1. Tax Map: 134-10.00-37.00

Case No. 13080 – Keystone Novelties Distributors

seek a special use exception for a temporary tent sale. (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located at the corner of Harbeson Road and Lewes Georgetown Highway. 911 Address:26454 Lewes Georgetown Highway, Harbeson. Zoning District: CR-1. Tax Map: 235-30.00-68.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 12, 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 May 15, 2025.

####