

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

June 2, 2025

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for April 7, 2025

Approval of the Findings of Fact for April 7, 2025

Old Business

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 Fleatown 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

Public Hearings

Case No. 13069 – Blue Strategy, LLC

seeks variances from the front and side yard setback requirements for an existing structure (Section 115-82, 115-182, and 115-183 of the Sussex County Zoning Code). The property is located on the east side of Harbeson Road. 911 Address: 18473 Harbeson Road, Milton. Zoning District: C-1. Tax Map: 235-30.00-22.00

Case No. 13074 – Jayne Tamburello

seeks variances from the side yard setback requirements for a proposed structure (Section 115-183, 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of Coventry Drive within the Red Mill Farms Subdivision. 911 Address: 31490 Coventry Drive, Lewes. Zoning District: AR-1. Tax Map: 334-5.00-45.00

Case No. 13075 – Michael Mocion

seeks variances from the separation distance requirements for proposed structures (Sections 115-50, 115-182, 115-183, and 115-188 of the Sussex County Zoning Code).

The property is located on the south side of Sandy Point Road within the Bahamas Beach Subdivision. 911 Address: 632 Sandy Point Road, Bethany Beach. Zoning District: HR-2. Tax Map: 134-17.00-44.00-26

Case No. 13076 – Michael Harrell

seeks a variance from the rear yard setback requirement for an existing structure (Section 115-25, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the northwest side of Chartres Street. 911 Address: 19129 Chartres Street, Lewes. Zoning District: AR-1. Tax Map: 334-12.00-1011.00

Case No. 13077 – Ernest Messick

seeks a variance from the side yard setback requirement for an existing structure and a special use exception for an accessory dwelling unit with a floor area greater than 1,000 sq ft or 50% of the floor area of the single-family dwelling located on the same lot (Section 115-20A(15)(c) 115-23, 115-25, and 115-183 of the Sussex County Zoning Code). The property is located on the north side of Hearn's Pond Road. 911 Address: 8415 Hearn's Pond Road, Seaford. Zoning District: AR-1. Tax Map: 331-3.00-104.00

Case No. 13078 – Handley Orr

seeks variances from the side yard setback requirements for an existing garage and shed (Section 115-25, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located at the corner of Linn Woods Lane and Peppers Creek Road within the Linn Woods Subdivision. 911 Address: 32196 Linn Woods Lane, Dagsboro. Zoning District: AR-1. Tax Map: 134-6.00-265.00

Case No. 13079 – Arnold & Eleanor Smith

seeks a special use exception for an accessory dwelling unit with a floor area greater than 1,000 sq ft or 50% of the floor area of the single-family dwelling located on the same lot. (Section 115-20A (15)(c) and 115-32 of the Sussex County Zoning Code). The property is located on the northwest side of Asbury Road, Georgetown. 911 Address: 24708 Asbury Road, Georgetown. Zoning District: AR-1. Tax Map: 231-15.00-22.06

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 26, 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 29, 2025.

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