

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

June 16, 2025

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for April 28, 2025

Approval of Finding of Facts April 28, 2025

Approval of Minutes for May 5, 2025

Approval of Finding of Facts May 5, 2025

Approval of Minutes for May 19, 2025

Approval of Finding of Facts May 19, 2025

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

Public Hearings

Case No. 13081 – Robert Bayles

seeks a variance from the side yard setback for a proposed structure (Sections 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the south side of Pleasant Drive within the North Towns End II subdivision. 911 Address: 6435 Pleasant Drive, Laurel. Zoning District: AR-1. Tax Parcel: 432-6.00-223.00

Case No. 13082 – Orshelia E. Thorpe

seeks variances from the front yard setback for proposed structures (Section 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the south

side of Lakeview Road within the Lake Wood Estates subdivision. 911 Address: 29114 Lakeview Road, Millsboro. Zoning District: AR-1. Tax Parcel 133-19.00-27.00

Case No. 13083 – Richard and Jolene Evans

seek variances from the side and rear yard setbacks for existing structures (Section 115-20, 115-25, and 115-183 of the Sussex County Zoning Code). The property is located on the south side of Chipmans Pond Road. 911 Address: 12070 Chipmans Pond Road, Laurel. Zoning District: AR-1. Tax Parcel 232-13.00-3.28

Case No. 13084 – Valerie Horsey

seeks a special use exception for a childcare center (Sections 115-40 of the Sussex County Zoning Code). The property is located on the south side of Dove Road. 911 Address: 23856 Doe Road, Seaford. Zoning District: GR. Tax Parcel: 231-12.00-422.00

Case No. 13085 – Ryan Lehmann

seeks a variance from the front and side yard setback for existing and proposed structures and a special use exception for outdoor display or promotional activities at shopping centers or elsewhere (Section 115-80, 115-182, and 115-183 of the Sussex County Zoning Code). The property is located on the south side of Lewes Georgetown Highway. 911 Address: 26822 Lewes Georgetown Highway, Harbeson. Zoning District: C-1. Tax Parcel 235-30.00-58.02

Case No. 13086 – Ida Wheatley

seeks a variance from the maximum fence height within the front yard setback requirement for a proposed structure (Section 115-34, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the north side of River Road. 911 Address: 32069 River Road, Millsboro. Zoning District: MR. Tax Parcel: 234-34.11-10.00 and 234-34.11-10.02

Case No. 13090 – Karl Thomas

seeks a special use exception and variance 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. (Sections 115-20 A(15)(c) and 115-23 of the Sussex County Zoning Code). The property is located on the southeast side of Hurdle Ditch Road approximately 713 ft. south of Johnson Road. 911 Address: 22673 Hurdle Ditch Road, Harbeson. Zoning District: AR-1. Tax Map: 234-10.00-70.12

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 9, 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 June 12, 2025.

####