

BOARD OF ADJUSTMENT

KEVIN E. CARSON
DR. LAUREN A. HITCHENS
SHAWN LOVENGUTH
JOHN WILLIAMSON



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

July 7, 2025

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Additional Business

Board of Adjustment Annual Reorganization

Old Business

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

Public Hearings

Case No. 13087 – Sea Air Village

seeks variances from the separation distance re-quirements for proposed structures (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located southeast of Atlantic Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 20059 Delaware Avenue, Lot J65, Re-hoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3209

Case No. 13088 – Sea Air Village

seeks variances from the separation distance re-quirements for proposed structures (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located southeast of Atlantic Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 20057 Delaware Avenue, Lot F89, Re-hoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3163

Case No. 13089 – Sea Air Village

seeks variances from the separation distance re-quirements for proposed structures (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located southeast of Atlantic Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 36270 Edge Avenue, Lot N51, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3228

Case No. 13091 – Brian Quier

seeks a variance from the rear yard setback require-ments for a proposed structure. (Sections 115-25, 115-183 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. 13092 – Barbara Faculjak

seeks variances from the front and corner front yard setback for existing structures and from the maximum fence height within the front yard and corner front yard setback requirement for an existing structure (Section 115-34, 115-182, 115-184 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Rogers Avenue and south side of Coastal Highway. 911 Ad-dress: 20961 Rogers Avenue, Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.13-51.00

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 30, 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://sussexcountye.gov/council-chamber-broadcast>

The Board of Adjustment meeting materials, including the “packet” are electronically accessible on the County’s website at: <https://sussexcountye.gov/>.

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountye.gov. All comments are encouraged to be submitted by 4:30 P.M. on July 3, 2025.

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