

BOARD OF ADJUSTMENT

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



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

July 21, 2025

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for June 2, 2025

Approval of Finding of Facts June 2, 2025

Approval of Minutes for June 16, 2025

Approval of Finding of Facts June 16, 2025

Approval of Minutes for July 7, 2025

Approval of Finding of Facts July 7, 2025

Public Hearings

Case No. 13077 – Ernest Messick

seeks a variance from the side yard setback requirement for an existing structure and 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 (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. 13079 – Arnold & Eleanor Smith

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. (Section 115-20A (15)(c) and 115-23 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 and 231-15.00-22.00

Case No. 13095 – Brice and Barbara Milligan

seeks a variance from the side yard set-back requirement for a proposed structure

(Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the east side of Hensley Road. 911 Address: 21823 Hensley Road, Seaford. Zoning District: AR-1. Tax Parcel: 531-6.00-112.03

Case No. 13096 – Colleen Shields and Helene White

seeks variances from the front yard setback and maximum fence height within the front yard setback requirements for proposed structures (Section 115-42 and 115-182 of the Sussex County Zoning Code). The property is located on the east side of Holly Terrace Road. 911 Address: 32418 Holly Terrace Road, Ocean View. Zoning District: GR. Tax Parcel: 134-9.00-190.00

Case No. 13097 –David and Linda Vandever

seek variances from the rear yard setback requirements for proposed structures (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the west side of Van Buren Avenue within the Edgewater Subdivision. 911 Address: 39126 Van Buren Avenue, Selbyville. Zoning District: AR-1. Tax Parcel: 533-20.19-8.01

Case No. 13093 – St. Jude the Apostle Church d/b/a Code Purple

seeks variances from the 400-foot minimum setback from any existing dwelling on property of other ownership for a proposed park or campground (Section 115-79 and 115-172 (H)(3) of the Sussex County Zoning Code). The property is located on the south side of Coastal Highway. 911 Address: 18006 Coastal Highway, Lewes. Zoning District: C-1. Tax Parcel: 334-6.00-526.01

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 14, 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 July 17, 2025.

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