

**BOARD OF ADJUSTMENT**

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



**Sussex County**

DELAWARE  
sussexcountyde.gov  
(302) 855-7878

**AGENDA**

**August 4, 2025**

**6:00 PM**

**Call to Order**

**Pledge of Allegiance**

**Approval of Agenda**

**Public Hearings**

**Case No. 13094 – Tomato Sunshine – Donna DeAngelis**

seeks a special use exception to place a tent for special events (Sections 115-80 & 115-210 of the Sussex County Zoning Code). The property is located on the northeast side of Central Avenue approximately 40 ft. southwest of Canal Crossing Road. 911 Address: 19827 Central Avenue, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.20-22.00

**Case No. 13098 – Linda Creed**

seeks variances from the separation distance, side yard setback and lot coverage requirements for proposed structures (Section 115-82, 115-172, and 115-183 of the Sussex County Zoning Code). The property is located southeast of Sea Air Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 19777 Sea Air Avenue, Lot B07, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.00-310.00-4575

**Case No. 13099 – Melony Messina**

seeks a variance from the maximum fence height within the front yard setback requirement for a proposed structure (Section 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the south side of Wolfe Neck Road. 911 Address: 35808 Wolfe Neck Road, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-7.00-16.00

**Case No. 13100 – Michael Scott**

seeks variances from the front yard, side yard setback requirement for an existing structure. (Sections 115-25, 115-182, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the west side of Holly Tree Road. 911 Address: 12622 Holly Tree Road, Ellendale. Zoning District: AR-1. Tax Map: 230-27.00-54.03

**Case No. 13101 – John and Sharon Troiani**

seek variances from the rear and front yard setback requirements for existing structures (115-25, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the north side of Gull Drive within the Joy Beach Subdivision. 911 Address: 8 Gull Drive, Lewes. Zoning District: AR-1. Tax Map: 234-12.00-115.00

**Case No. 13102 – James and Billie Jean Stickels**

seek 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, and 115-25 of the Sussex County Zoning Code). The property is located on the east side of Old Landing Road. 911 Address: 19661 Old Landing Road, Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-12.00-190.00

**Additional Business**

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**-MEETING DETAILS-**

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 28, 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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:30 P.M. on July 31, 2025.

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