

BOARD OF ADJUSTMENT

DR. LAUREN A. HITCHENS
NATHAN KINGREE
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Sussex County

DELAWARE
sussexcountype.gov
(302) 855-7878

AGENDA

August 18, 2025

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Public Hearings

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. 13104 – Kelly and Philip Brady

seeks variances from the side and rear yard setback requirements for a proposed structures (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the northwest side of Turtle Dove Drive within the Dove Knoll Subdivision. 911 Address: 19 Turtle Dove Drive, Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-6.00-1087.00

Case No. 13105 – Joseph and Angela Raccomandato

seeks a variances from the side yard setback requirements for proposed structures (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of Heartleaf Road within the Sweetbay Subdivision. 911 Address: 24191 Heartleaf Road, Frankford. Zoning District: AR-1. Tax Map: 533-11.00-787.00

Case No. 13106 – Richard West

seeks variances from the front and rear yard setback requirements for an existing and proposed structures (Section 115-42, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the northeast side of Wilmington Street within the Banks Acres Subdivision. 911 Address: 31579 Wilmington Street, Ocean View. Zoning District: GR. Tax Map: 134-12.00-1184.00

Case No. 13107 – Lou Ann Quigley

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 and from the front yard setback requirement for an existing structure. (Sections 115-20 A(15)(c), 115-23, 115-182 of the Sussex County Zoning Code). The property is located at the intersection of Honeysuckle Road and Daisey Road. 911 Address: 34514 Daisey Road, Frankford. Zoning District: AR-1. Tax Map: 533-6.00-123.00

Case No. 13108 – EVG – UDC Ventures, LLC / The Evergreene Companies

seeks variances from the landscape buffer requirement in the Combined Highway Corridor Overlay Zone (CHCOZ) and from the fence height requirement for a proposed fence (Sections 115-82, 115-194.1, and 115-185 of the Sussex County Zoning Code). The property is located on the west side of Coastal Highway approximately 405 feet northwest of Ann Avenue. 911 Address: 20902 Coastal Highway, Rehoboth Beach. Zoning District: C-1. Tax Map: 334-20.09-189.00

Case No. 13109 – Jennifar and Doug Hamilton

seeks variances from the side and rear yard setback requirements for a proposed structure (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the northwest side of Larch Lane within the Piney Glade Subdivision. 911 Address: 36375 Larch Lane, Rehoboth Beach. Zoning District: GR. Tax Map: 334-13.00-750.00

Additional Business

Case No. 12834 – TREW R2, LLC and Newton Farms, LLC
Time Extension Request

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 11, 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 Thursday, August 14, 2025.

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