

BOARD OF ADJUSTMENT

DR. LAUREN A. HITCHENS
NATHAN KINGREE
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JOHN WILLIAMSON



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

November 3, 2025

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for

Approval of the Findings of Fact for

Public Hearings

Case No. 13125 – Mark and Kate Ovaska

Mark and Kate Ovaska seek a variance from the side yard setback requirement for a proposed structure (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the south side of Eagles Crest Road. 911 Address: 29512 Eagles Crest Road, Milton. Zoning District: AR-1. Tax Map: 235-22.00-50.00

Case No. 13127 – Ernest E. Megee, Jr., Irrev. Trust

Ernest E. Megee, Jr., Irrev. Trust seeks a special use exception to place a telecommunications tower (Section 115-194.2 and 115-210 of the Sussex County Zoning Code). The property is located on the north side of Lewes Georgetown Highway. 911 Address: 22975 Lewes Georgetown Highway, Georgetown. Zoning District: C-1. Tax Parcel: 135-16.00-12.00

Case No. 13128 - Sea Air Village

Sea Air Village seeks variances from the separation distance requirements for proposed structures (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the northwest side of Center Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 19980 Center Avenue, Lot C86, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-22637

Case No. 13129 – Rose Marie Saggione

Rose Marie Saggione seeks variances from the separation distance requirements for proposed structures (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the southeast side of Sea Air Avenue within the Sea Air

Village Manufactured Home Park. 911 Address: 19923 Sea Air Avenue, Lot B79, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3262

Case No. 13130 – Johanna Rodionova

Johanna Rodionova seeks a variance from the side yard setback requirement for a proposed structure (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the west side of Hudson Road. 911 Address: 37100 Hudson Road, Selbyville. Zoning District: AR-1. Tax Map: 533-17.00-74.05

Case No. 13131 – Rt. 54 Hook & Slice Golf Driving Range, Inc.

Rt. 54 Hook & Slice Golf Driving Range, Inc. seeks a variance from the rear yard setback requirement for a proposed structure (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the south side of Lighthouse Road (Route 54). 911 Address: 38288 London Avenue, Selbyville. Zoning District: AR-1. Tax Map: 533-18.00-61.01

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 27, 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 October 30, 2025.

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