

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 17, 2025

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Public Hearings

Case No. 13132 – Eddie Reid

seeks variances from the front, side and rear yard setback requirements for a proposed structure (Section 115-42, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of New Hope Road. 911 Address: N/A. Zoning District: GR. Tax Map: 230-31.00-168.00

Case No. 13133 – Anthony Manupella

seeks variances from the front and corner front yard setback requirements for existing structures (Section 115-42 and 115-182 of the Sussex County Zoning Code). The property is located on the southeast corner of Fir Drive and Myrtle Drive. 911 Address: 36418 Fir Drive, Rehoboth Beach. Zoning District: GR. Tax Map: 334-13.00-732.00

Case No. 13134 – Jaime C. Negron

seeks variances from the front yard setback requirements for proposed structures (Section 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the northwest side of Hummingbird Road. 911 Address: 19303 Hummingbird Rd., Ellendale. Zoning District: AR-1. Tax Map: 230-27.00-28.01

Case No. 13135 – Joseph and Karen Shustack

seek 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 south side of Jasper View Lane within the Massey's Landing Manufactured Home Park. 911 Address: 37264 Jasper View Lane, Lot 48A, Millsboro. Zoning District: AR-1. Tax Parcel: 234-25.00-31.00-58015

Case No. 13136 – David Ray Hobbs

seeks variances from the side yard setback requirements and the separation distance

requirements for an existing structure (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the southwest side of Sugar Hill Way within the Shady Park Manufactured Home Park. 911 Address: 37256 Sugar Hill Way, Lot 213, Selbyville. Zoning District: AR-1. Tax Parcel: 533-12.00-92.00-56063

Case No. 13137 – Judith Coleman

seeks variances from the front and side yard setback requirements for existing structures (Section 115-34, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the southeast side of Green Street. 911 Address: 29148 Green Street, Milford. Zoning District: MR. Tax Map: 230-17.00-102.00

Case No. 13132 – Eddie Reid

Case No. 13132 – Eddie Reid seeks variances from the front, side and rear yard setback requirements for a proposed structure (Section 115-42, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of New Hope Road. 911 Address: N/A. Zoning District: GR. Tax Map: 230-31.00-168.00

Case No. 13132 – Eddie Reid

seeks variances from the front, side and rear yard setback requirements for a proposed structure (Section 115-42, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of New Hope Road. 911 Address: N/A. Zoning District: GR. Tax Map: 230-31.00-168.00

Additional Business

BOA 2026 Meeting Calendar

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on November 10, 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/>.

Any person who intends to present a digital presentation or document, including PowerPoint files, for electronic display during County meetings shall submit said file(s) in advance, no later than one (1) business day before the respective public meeting. Files may be sent electronically to pandz@sussexcountye.gov or delivered by hand to County Administration, located in the Sussex County Administrative Offices, 2 The Circle, in Georgetown. No external storage devices shall be permitted to connect to County equipment.

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 Thursday, November 13, 2025.

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