

BOARD OF ADJUSTMENT

JOHN WILLIAMSON -CHAIR
SHAWN LOVENGUTH
DR. LAUREN HITCHENS
NATHAN KINGREE



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

December 15, 2025

6:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes from October 20, 2025

Approval of Findings of Facts from October 20, 2025

Public Hearings

Case No. 13145 – Bruce and Maxine Stander seek variances from the front yard setback requirement and side yard setback requirement for a proposed structure (Section 115-34, 115-182 and 115-183(E) of the Sussex County Zoning Code). The property is located on the east side of Keenwik Road. 911 Address: 38075 Keenwik Rd., Selbyville. Zoning District: MR. Tax Map: 533-20.09-146.00

Case No. 13146 – Jason Russo seeks variances from the front yard setback requirement and from the maximum fence height within the front yard setback requirement for a proposed structure (Section 115-34, 115-182 and 115-185) of the Sussex County Zoning Code). The property is located at the corner of Liverpool Lane and Oxford Court. 911 Address: 37405 Liverpool Lane, Rehoboth Beach. Zoning District: MR. Tax Map: 334-13.00-1580.00

Case No. 13147 – Michele L. Jerrell seeks variances from the side yard setback requirement for existing structures (Section 115-25, 115-183(E) and 115-185) of the Sussex County Zoning Code). The property is located on the northeast side of Hearn Pond Road. 911 Address: 8415 Hearn Pond Road, Seaford. Zoning District: AR-1. Tax Map: 331-3.00-104.00

Case No. 13148 – Ricky and Deborah Rodriguez-Gummo seek a variance from the side yard setback requirement for an existing structure (Section 115-25, 115-183 and 115-185) of the Sussex County Zoning Code). The property is located on the south side of Taft Avenue. 911 Address: 38837 Taft Ave, Selbyville. Zoning District: AR-1. Tax Map: 533-20.18-165.00

Case No. 13149 – Anitra Watson seeks a 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. (Sections 115-20 A(15)(c) and 115-42 of the Sussex County Zoning Code). The property is located on the west side of Russell Street. 911 Address: 14388 Russell St., Milton. Zoning District: GR. Tax Map: 235-14.00-138.00

Case No. 13150 – Farmers Beach, LLC seeks a variance from the front yard setback requirement for a proposed structure (Section 115-34 and 115-182) of the Sussex County Zoning Code). The property is located on the northeast side of N. Bay Shore Drive. 911 Address: 1614 N. Bay Shore Dr., Milton. Zoning District: MR. Tax Map: 230-24.00-68.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 8, 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 addition 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/agendas-minutes/board-of-adjustment>

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@sussexcountyde.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@sussexcountyde.gov. All comments are encouraged to be submitted by 4:30 P.M. on Thursday, December 11, 2025.



