

**PLANNING & ZONING COMMISSION**

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**Sussex County**

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DIRECTOR OF PLANNING & ZONING

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**

Planning Commission Public Hearing Date: October 15<sup>th</sup>, 2025

Sussex County Council Hearing Date: December 9<sup>th</sup>, 2025

Application: C/U 2516 Roxana Apartments, LLC

Applicant: Roxana Apartments, LLC  
(Attention: Anthony Giulio, Sole Member)  
9640 Deereco Road  
Timonium, MD 21093

Owner: Roxana Apartments, LLC, Yourspace Roxana, LLC  
(Attention: Anthony Giulio, Sole Member)  
9640 Deereco Road  
Timonium, MD 21093

Site Location: The property is lying on the west side of Roxana Road (Route 17), approximately 575 feet south of Atlantic Avenue (Route 26) in Ocean View, Delaware.

Current Zoning: Commercial Residential (CR-1) District

Proposed Use: Multifamily Dwelling Structures pursuant to §115-83.5 to allow for 42 apartment units.

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: District 4 – Doug Hudson

School District: Indian River School District

Fire District: Millville Fire District

Sewer: Sussex County (sewer)

Water: Tidewater Utilities (central water)

Site Area: 4.74 acres +/-

Tax Map IDs.: 134-11.00-199.00, 200.00 & 200.01

