

BOARD OF ADJUSTMENT

DR. LAUREN A. HITCHENS
NATHAN KINGREE
SHAWN LOVENGUTH
JOHN WILLIAMSON



Sussex County

DELAWARE
sussexcountype.gov
(302) 855-7878

AGENDA

January 5, 2026

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for November 3, 2025

Approval of the Findings of Fact for November 3, 2025

Public Hearings

Case No. 13152 – James Mendelsohn

seeks a variance from the maximum fence height within the front yard setback requirement for a proposed structure (Section 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the northwest side of Wilson Myrtle Lane. 911 Address: 31199 Wilson Myrtle Lane, Millsboro. Zoning District: AR-1. Tax Parcel: 234-29.00-59.01

Case No. 13153 – Marvin Montoya

seeks variances from the side yard setback requirement and separation distance requirements for a proposed structure (Section 115-25, 115-172 and 115-183 of the Sussex County Zoning Code). The property is located on the southeast side of Center Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 19939 Center Avenue, Lot D69, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3048

Case No. 13156 – Recordo and Veronica Nock

seek variances from the rear yard setback requirement for an existing structure (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the east side of Chaplains Chapel Road. 911 Address: 19614 Chaplains Chapel Road, Bridgeville. Zoning District: AR-1. Tax Map: 430-23.00-44.03

Case No. 13157 – James Swalm, Jr.

seeks variances from the rear yard setback requirement and separation distance requirements for proposed structures (Section 115-25, 115-172 and 115-183 of the Sussex County Zoning Code). The property is located on the north side of Center Avenue and the east side of Tanglewood Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 19998 Center Avenue, Lot C94, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-56929

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 29, 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, January 1, 2026.

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