

BOARD OF ADJUSTMENT

DR. LAUREN A. HITCHENS
NATHAN KINGREE
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JOHN WILLIAMSON



Sussex County
DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

January 26, 2026

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for November 17, 2025

Approval of the Findings of Facts for November 17, 2025

Old Business

Case No. 13156 – Recordo and Veronica Nock

seeks 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

Public Hearings

13154 - Michael Horsey, Sr.

seeks a variance from the maximum fence height within the corner front yard setback requirement for an existing structure (Section 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the west side of Seashore Highway and the north side of Dublin Hill Road. 911 Address: 6580 Seashore Highway, Bridgeville. Zoning District: AR-1. Tax Parcel: 131-6.00-12.00

Case No. 13158 – Suzanne Stark Bienert

seeks variances from the rear and side yard setback requirement for a proposed structure (Section 115-34, 115-183 of the Sussex County Zoning Code). The property is located on the east side of Sylvan Vue Drive. 911 Address: 34582 Sylvan Vue Dr., Dagsboro. Zoning District: MR. Tax Map: 134-11.00-707.00

Case No. 13159 – Clifton Parker

seeks variances from the agricultural setback requirement for existing structures

(Section 115-25 and 115-4 of the Sussex County Zoning Code). The property is located on the west side of Pyle Center Road. 911 Address: 34816 Pyle Center Rd., Frankford. Zoning District: AR-1. Tax Map: 533-5.00-55.00

Case No. 13160 – Daniel A. Eby

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 south side of Beach Highway (SCR 16). 911 Address: 12780 Beach Highway, Greenwood. Zoning District: AR-1. Tax Map: 430-6.00-47.24

Case No. 13162 – The Evergreene Companies, LLC

seeks a variance from the front yard setback requirement for an existing structure (Section 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of Maple Lane. 911 Address: 38310 Maple Lane, Selbyville. Zoning District: MR. Tax Map: 533-19.12-110.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on Thursday, January 15, 2026 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/>.

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, January 22, 2026.

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