

BOARD OF ADJUSTMENT

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



Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

February 23, 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 Fact for November 17, 2025

Approval of the Minutes for December 8, 2025

Approval of the Findings of Fact for December 8, 2025

Approval of the Minutes for December 15, 2025

Approval of the Findings of Fact for December 15, 2025

Public Hearings

Case No. 13163 – The Estate of James E. McAlister

seeks variances from the rear and side 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 southwest side of Mills Ridge Road. 911 Address: 30830 Mills Ridge Road, Lewes. Zoning District: AR-1. Tax Map: 334-5.00-608.00

Case No. 13165 – Sea Air Village (Lot F99)

seeks variances from the separation requirements for proposed structures (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the southeast side of Atlantic Avenue. 911 Address: 20077 Atlantic Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-13.00-310.00-3068.

Case No. 13166 – Gregory Showell

seeks variances from the minimum lot width requirement for two (2) proposed lots (Section 115-25 of the Sussex County Zoning Code). The property is located on the southwest side of Camp Barnes Road. 911 Address: N/A. Zoning District: AR-1. Tax

Map: 134-19.00-112.03.

Additional Business

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 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.

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 16, 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, February 19, 2026.

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