

BOARD OF ADJUSTMENT

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



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

March 23, 2026

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Public Hearings

Case No. 13171 – William John & Diane Brooks Trustees

seeks variances from the agricultural separation requirement for existing structures (Section 115-20 and 115-4 of the Sussex County Zoning Code). The property is located on the south side of Milton Ellendale Highway (S.C.R. 16). 911 Address: 22644 Milton Ellendale Highway, Milton. Zoning District: AR-1. Tax Map: 235-13.00-28.00.

Case No. 13168 – The Jeffrey & Margaret Dennis Trust

seeks variances from the separation requirements for proposed structures (Section 115-34 and 115-172 of the Sussex County Zoning Code). The property is located on the southwest side of Monterray Ave. 911 Address: 33988 Monterray Ave., Frankford. Zoning District: MR. Tax Map: 134-17.00-39.03-184.

Case No. 13169 – Donald Wall, Jr.

seeks variances from the corner front yard setback requirement and the maximum fence height requirement within the corner front yard setback for proposed structures (Section 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the west side of Narrows Lane and the north side of Megan Court. 911 Address: 34636 Megan Court, Lewes. Zoning District: AR-1. Tax Parcel: 234-18.00-555.00.

Case No. 13170 – Barbara Higgins

seeks a variance from the rear yard setback requirement for a proposed structure (Section 115-34 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of Tee Box Blvd. 911 Address: 36360 Tee Box Blvd., Frankford. Zoning District: MR. Tax Map: 134-16.00-1920.00.

Case No. 13172 – Christopher & Coleen Popp

seeks variances from the rear and side yard setback requirements for existing

structures (Section 115-34 and 115-183 of the Sussex County Zoning Code). The property is located on the southeast side of Pine Street. 911 Address: 29102 Pine St. Milford. Zoning District: MR. Tax Map: 230-17.00-116.00.

Additional Business

-MEETING DETAILS-

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

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