

**BOARD OF ADJUSTMENT**

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



**Sussex County**

DELAWARE  
sussexcountyde.gov  
(302) 855-7878

**AGENDA**

**April 27, 2026**

**6:00 PM**

**Call to Order**

**Pledge of Allegiance**

**Approval of Agenda**

**Public Hearings**

**Case No. 13180 – Joseph Rushton**

seeks variances from the separation requirements for proposed structures and the maximum lot coverage in a mobile home park (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the west side of Harbor Road. 911 Address: 5 Harbor Road, Millsboro. Zoning District: AR-1. Tax Map: 234-25.00-6.00.

**Case No. 13183 – Bigger Fish, LLC**

seeks variances from the front and side yard setback requirements for proposed structures (Section 115-82, 115-183 and 115-182 of the Sussex County Zoning Code). The property is located on the southwest side of Coastal Highway (S.C.R. 1). 911 Address: 20312 Coastal Highway, Rehoboth Beach. Zoning District: C-1. Tax Map: 334-19.00-159.00.

**Case No. 13184 – Paul & Mary Lou Douglas**

seeks variances from the side yard setback requirement for proposed structures (Section 115-42 and 115-183 of the Sussex County Zoning Code). The property is located on the northeast side of Laws Point Road. 911 Address: 37030 Laws Point Road, Selbyville. Zoning District: GR. Tax Map: 533-12.16-279.00.

**Case No. 13185 – 14706 Coastal Highway, LLC**

seeks variances from the landscape buffer requirement in the Combined Highway Corridor Overlay Zone (CHCOZ) and from the front yard setback requirement for a proposed structure (Sections 115-82, 115-194.1, and 115-182 of the Sussex County Zoning Code). The property is located on the southwest side of Coastal Highway. 911 Address: 14706 Coastal Highway, Milton. Zoning District: C-1. Tax Map: 235-16.00-76.00.

**Additional Business**

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-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on Monday, April 20, 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](mailto: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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:30 P.M. on

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