

BOARD OF ADJUSTMENT

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NATHAN KINGREE
SHAWN LOVENGUTH
CHUCK McCLURE
JOHN WILLIAMSON



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

May 4, 2026

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for March 9, 2026

Approval of the Findings of Fact for March 9, 2026

Public Hearings

Case No. 13186 – JR and Laurel, LLC

seeks a special use exception for a temporary tent sale (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located to the southwest of Sussex Highway at the intersection of Sussex Highway and Chipman's Lane. 911 Address: 30702 Sussex Highway, Laurel. Zoning District: C-1. Tax Parcel: 232-12.20-34.00

Case No. 13187 – Tony Tank Holdings

seeks a special use exception for a temporary tent sale (Sections 115-72 & 115-210 of the Sussex County Zoning Code). The property is located to the south of Lighthouse Road directly across from West Fenwick Boulevard. 911 Address: 36656 Lighthouse Road, Selbyville. Zoning District: B-1. Tax Parcel: 533-12.00-94.00

Case No. 13188 – Two Farms Inc.

seeks a special use exception for a temporary tent sale (Sections 115-83.6 & 115-210 of the Sussex County Zoning Code). The property is located at the corner of Sussex Highway (SCR 13) and Laurel Road. 911 Address: 30983 Sussex Highway, Laurel. Zoning District: CR-1. Tax Parcel: 332-1.00-100.00

Case No. 13189 – Sea Air Village (Lot B85)

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 to the southeast side of Sea Air Avenue. 911 Address: 19935 Sea Air Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-13.00-310.00-3263.

Case No. 13190 – Jennifer R. Noel

seeks a special use exception for an accessory dwelling unit to be placed on lot less than 10,000 square feet (Section 115-42 and 115-20(A)(15) (f) of the Sussex County Zoning Code). The property is located to the northeast side of Burton Avenue and to the southeast side of Duffy Street. 911 Address: 37165 Burton Avenue, Rehoboth Beach. Zoning District: GR. Tax Map: 334-13.19-33.00.

Case No. 13191 – Timothy D. Law & Michael Knep

seeks a variance from the front yard setback requirement for a proposed structure (Section 115-34 and 115-182 of the Sussex County Zoning Code). The property is located to the northwest side of New Mexico Avenue. 911 Address: 4 New Mexico Avenue, Milton. Zoning District: MR. Tax Map: 235-3.12-25.00.

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 27, 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, April 30, 2026.