

BOARD OF ADJUSTMENT

DR. LAUREN A. HITCHENS
NATHAN KINGREE
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JOHN WILLIAMSON



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

May 18, 2026

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for March 23, 2026

Approval of the Findings of Fact for March 23, 2026

Old Business

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. 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.

Public Hearings

Case No. 13193 – David & Deborah Botscheller

seeks variances from the rear yard setback requirement for a proposed structure (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located to the west side of Caldwell Circle. 911 Address: 24354 Caldwell Circle, Lewes. Zoning District: AR-1. Tax Map: 234-11.00-1076.00.

Case No. 13195 – Angelo Perri

seeks a variance for an accessory dwelling unit with a floor area greater than 1,000 sq ft or 50% of the floor area of the single-family dwelling located on the same lot. (Sections 115-20 A(15)(c) and 115-25 of the Sussex County Zoning Code). The

property is located to the north side of Whitesville Road. 911 Address: 12675 Whitesville Road, Laurel. Zoning District: AR-1. Tax Map: 532-7.00-27.15

Case No. 13196 – Canal Corkran, LLC

seeks a special use exception to operate a daycare facility (Section 115-82 and 115-180(C) of the Sussex County Zoning Code). The property is located to the southeast side of Country Club Road. 911 Address: 36944 Country Club Road, Rehoboth Beach. Zoning District: C-1. Tax Map: 334-19.00-163.00.

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 11, 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, May 14, 2026.