

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
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AGENDA

June 15, 2026

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for April 27, 2026

Approval of the Findings of Fact for April 27, 2026

Public Hearings

Case No. 13200 – S J Growers, LLC

Case No. 13200 – S J Growers, LLC seeks a special use exception to place a telecommunications tower and a variance from the maximum height requirement for a proposed structure (Section 115-194.2 and 115-210 of the Sussex County Zoning Code). The property is located to the east side of Millsboro Highway (SCR 30) and to the north side of Bald Branch Road. 911 Address: 22311 Bald Branch Road, Millsboro. Zoning District: AR-1. Tax Parcel: 333-7.00-23.00.

Case No. 13201 – Pamela & Mitchell Rentz

Case No. 13201 – Pamela & Mitchell Rentz seeks variances from the rear yard setback requirement for proposed structures (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located to the south side of First Street. 911 Address: 37468 First Street, Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-19.16-24.03.

Case No. 13202 – Sea Air Village (Lot J43)

Case No. 13202 – Sea Air Village (Lot J43) 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 Delaware Avenue. 911 Address: 20017 Delaware Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-13.00-310.00-54465.

Case No. 13203 – Sea Air Village (Lot L49)

Case No. 13203 – Sea Air Village (Lot L49) 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 Golden Avenue.

911 Address: 19989 Golden Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-13.00-310.00-54518.

Case No. 13205 – Softball World, LLC

Case No. 13205 – Softball World, LLC seeks a special use exception for an outdoor display or promotional activity (Sections 115-23, 115-83.6 and 115-210 of the Sussex County Zoning Code). The property is located to the southeast side of Lewes Georgetown Highway (Route 9), approximately 0.43 miles west of Park Avenue. 911 Address: 22518 Lewes Georgetown Highway, Georgetown. Zoning District: CR-1/AR-1. Tax Map: 135-15.00-82.00.

Case No. 13206 – Gary Lee

Case No. 13206 – Gary Lee seeks variances from the side yard and rear yard setback requirements for a proposed structure (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located to the east side of Duane Drive. 911 Address: 31811 Duane Drive, Frankford. Zoning District: AR-1. Tax Map: 134-10.00-272.00.

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 8, 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, June 11, 2026.