

BOARD OF ADJUSTMENT

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



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

July 13, 2026

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for May 4, 2026

Approval of the Findings of Fact for May 4, 2026

Public Hearings

Case No. 13207 – Pot-Nets Bayside, LLC

seeks a variance from the separation requirement for a proposed structure (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located to the southwest side of Hillenwood Road. 911 Address: 34140 Hillenwood Road, Millsboro. Zoning District: AR-1. Tax Map: 234-30.00-2.00 Lot 22.

Case No. 13209 – Michael & Ellen McGoldrick

seek variances from the maximum lot coverage and separation distance requirements in a manufactured home park for proposed structures (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located to the east side of Harbor Road. 911 Address: 12 Harbor Road, Millsboro. Zoning District: AR-1. Tax Map: 234-25.00-6.00-4574.

Case No. 13210 – Rick & Stacie Shriver

seeks a variance from the front yard setback requirement for a proposed structure (Section 115-42 and 115-182 of the Sussex County Zoning Code). The property is located to the south side of Cedar Street. 911 Address: 37612 Cedar Street, Ocean View. Zoning District: GR. Tax Map: 134-16.00-363.02.

Case No. 13211 – Alan R. Passwaters

seeks a variance 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 Seaford Road. 911 Address: 26706 Seaford Road, Seaford. Zoning District: AR-1. Tax Map: 132-6.00-164.00.

Case No. 13212 – Alan R. Passwaters

seeks a variance 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 Seaford Road. 911 Address: 26718 Seaford Road, Seaford. Zoning District: AR-1. Tax Map: 132-6.00-163.00.

Case No. 13213 – Anthony M. Reed, Sr.

seeks a variance from the front yard setback requirement for an existing structure (Section 115-34 and 115-182 of the Sussex County Zoning Code). The property is located to the west side of E. Stoney Run. 911 Address: 37148 E. Stoney Run, Selbyville. Zoning District: MR. Tax Map: 533-19.00-372.00.

Additional Business

Board of Adjustment Annual Reorganization

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 6, 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, July 9, 2026.