

BOARD OF ADJUSTMENT

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



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

August 3, 2026

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for June 1, 2026

Approval of the Findings of Fact for June 1, 2026

Old Business

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.

Public Hearings

Case No. 13218 – Patrick Devenny

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 southwest side of Vintage Circle and to the north side of Port Avenue. 911 Address: 26074 Vintage Circle, Milton. Zoning District: AR-1. Tax Map: 135-10.00-547.00.

Case No. 13219 – Richard Heck

seeks variances from the side yard setback requirement for an existing structure (Section 115-42 and 115-183 of the Sussex County Zoning Code). The property is located to the northwest side of W. Baltimore Court. 911 Address: 32457 W. Baltimore Court, Millsboro. Zoning District: GR. Tax Map: 234-29.00-596.00.

Additional Business

-MEETING DETAILS-

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

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