

BOARD OF ADJUSTMENT

DR. LAUREN A. HITCHENS
NATHAN KINGREE
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Sussex County

DELAWARE
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AGENDA

August 17, 2026

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for June 15, 2026

Approval of the Findings of Fact for June 15, 2026

Public Hearings

Case No. 13220 – Donald & Janene Shipe

seek variances from the front yard setback and separation distance requirements for proposed structures (Section 115-25, 115-183, 115-185 and 115-172G(7) of the Sussex County Zoning Code). The property is located to the south side of Birch Road in the Pine Valley MHP. 911 Address: 35668 Birch Road, Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-13.00-164.00-2880.

Case No. 13221 – Shelly Galloway (SG Properties, LLC)

seeks variances from the side yard setback requirement for a proposed structure (Section 115-82 and 115-183 of the Sussex County Zoning Code). The property is located to the south side of Long Neck Road. 911 Address: 26246 Kathy's Way, Millsboro. Zoning District: C-1. Tax Map: 234-24.00-46.00.

Case No. 13222 – Oyster Haus, LLC

seeks variances from the front yard and corner front yard setback requirements for a proposed structure (Section 115-82 and 115-183 of the Sussex County Zoning Code). The property is located at the corner of Oyster House Road, Bald Eagle Road and Coastal Highway. 911 Address: 37458 Oyster House Road, Rehoboth Beach. Zoning District: C-1. Tax Map: 334-19.08-31.00.

Case No. 13223 – David Artrip

seeks a variance from the separation distance requirements between a structure and proposed structures (Section 115-82 and 115-188 of the Sussex County Zoning Code). The property is located to the northeast side of Chatham Lane within the Fairfield at Long Neck

community. 911 Address: 26765 Chatham Lane, Millsboro. Zoning District: C-1. Tax Map: 234-30.00-8.00-B19-4.

Case No. 13224 – Janice Caracappa & Robin Huckemeyer

seek variances 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 to the southwest side of John Adams Lane within the Patriot's Glen community. 911 Address: 16272 John Adams Lane, Millsboro. Zoning District: AR-1. Tax Map: 234-29.00-2203.00.

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 10, 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, September 10, 2026.

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