

BOARD OF ADJUSTMENT

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



Sussex County

DELAWARE
sussexcountype.gov
(302) 855-7878

AGENDA

September 8, 2025

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Public Hearings

Case No. 13103 – Jill Snyder

seeks variances from the separation distance requirements for proposed structures (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the southeast side of Golden Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 20011 Golden Avenue, Lot L61, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-57198

Case No. 13110 – Kevin Martin

seeks a variance from the side yard setback requirement for a proposed structure (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the southeast side of Bayview West within the Bay View Estates Subdivision. 911 Address: 38853 Bayview West, Selbyville. Zoning District: AR-1. Tax Map: 533-19.00-185.00

Case No. 13111 – Paul and Cynthia McMullen

seek variances from the separation distance requirements for a proposed structures (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the northwest side of Atlantic Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 19940 Atlantic Avenue, Lot E28, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-57921

Case No. 13112 – Ernie Ritchey and Robert Nevrlly

seeks a variance from the side yard setback requirements for a proposed structure (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the northwest side of Canal Road within the Rehoboth Manor Subdivision. 911 Address: 20612 Canal Road, Rehoboth Beach. Zoning District: GR. Tax Map: 334-19.12-21.11

Case No. 13113 – Kings Creek Country Club, Inc.

seeks variances from the front and side yard setback requirements for proposed structures (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the southeast side of Kings Creek Circle within the Kings Creek Country Club. 911 Address: 98 Kings Creek Circle, Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-13.00-1158.00

Additional Business

Executive Session

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 28, 2025. 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/>.

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, August 14, 2025.