

BOARD OF ADJUSTMENT

DR. LAUREN A. HITCHENS
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Sussex County

DELAWARE
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AGENDA

September 14, 2026

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for July 13, 2026

Approval of the Findings of Fact for July 13, 2026

Public Hearings

Case No. 13225 – Pamela & Scott Rotsky

seeks a variance from the rear yard setback requirement for a proposed structure (Section 115-42 and 115-183 of the Sussex County Zoning Code). The property is located to the south side of Deep Pond Lane within the Milos Haven community. 911 Address: 31528 Deep Pond Lane, Frankford. Zoning District: GR. Tax Map: 134-18.00-204.00.

Case No. 13226 – Secure Management

seeks a special use exception for a temporary tent sale (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located to the northeast side of Coastal Highway (Rt. 1) at the intersection of Munchy Branch Road. 911 Address: 19287 Coastal Highway, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.00-325.04.

Case No. 13227 – Jennifer Noel

seeks a variance from the maximum fence height requirement within the corner front yard setback for a proposed structure (Section 115-42 and 115-185 of the Sussex County Zoning Code). The property is located to the northeast side of Burton Avenue and to the southeast side of Duffy Street. 911 Address: 37165 Burton Avenue, Rehoboth Beach. Zoning District: GR. Tax Parcel: 334-13.19-33.00.

Case No. 13228 – Craig Friedrich & Nadiene Ringler-Friedrich

seeks variances from the front, side and rear yard setback requirements for existing and proposed structures (Section 115-25, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located to the south side of Basin Street within the Bay Vista community. 911 Address: 37456 Basin Street, Rehoboth Beach. Zoning District: AR-1.

Tax Map: 334-19.16-39.00.

Case No. 13229 – Tim & Penny Jester

seeks a variance from the side yard setback requirement for an existing structure (Section 115-34, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located to the south side of Morgan Drive. 911 Address: 18050 Morgan Dr., Lincoln. Zoning District: MR. Tax Map: 230-5.00-44.00.

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 4, 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 addition 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/agendas-minutes/board-of-adjustment>

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 3, 2026.