

**BOARD OF ADJUSTMENT**

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



**Sussex County**

DELAWARE  
sussexcountype.gov  
(302) 855-7878

**AGENDA**

**September 22, 2025**

**6:00 PM**

**Call to Order**

**Pledge of Allegiance**

**Approval of Agenda**

**Approval of the Findings of Fact for July 7, 2025**

**Approval of the Minutes for July 21, 2025**

**Approval of the Findings of Fact for July 21, 2025**

**Public Hearings**

**Case No. 12734 – Julian Karpoff**

**seeks an appeal of a determination by the Planning and Zoning Director (Sections 115-208 and 115-209 of the Sussex County Zoning Code). The property is located in the western portion of the parcel located at 16762 Old Orchard Road. 911 Address: 16762 Old Orchard Road, Lewes. Zoning District: AR-1. Tax Parcel: 335-11.00-57.00**

**Additional Business**

\*\*\*\*\*

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 15, 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](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:30 P.M. on Thursday September 18, 2025.

####