

BOARD OF ADJUSTMENT

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



Sussex County

DELAWARE
sussexcountype.gov
(302) 855-7878

AGENDA

October 6, 2025

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for July 21, 2025

Approval of the Findings of Fact for July 21, 2025

Approval of the Minutes of August 4, 2025

Approval of the Findings of Fact for August 4, 2025

Public Hearings

Case No. 13115 - Douglas and Tamara Clark

seeks a variance from the side yard setback requirements for a proposed structures (Section 115-82, 115-76 and 115-182(B) of the Sussex County Zoning Code). The property is located on the north side of Lighthouse Road. 911 Address: 32113 Lighthouse Road, Selbyville. Zoning District: C-1. Tax Map: 533-17.00-83.00

Case No. 13117 - Christopher Moy and Gary Wexler

seek a variance for an accessory dwelling unit with a floor area greater than 1,000 sq ft or 50% of the floor area of the single-family dwelling located on the same lot. (Sections 115-20 A(15)(c) and 115-23 of the Sussex County Zoning Code). The property is located on the south side of Stockley Road. 911 Address: 29030 Stockley Road, Milton. Zoning District: AR-1. Tax Map: 234-5.00-96.01

Case No. 13118 - Sandra Palmer

seeks variances from the side yard and rear yard setback requirements for an existing structure (Section 115-25 and 115-183(E) of the Sussex County Zoning Code). The property is located on the north side of Breakwater Run. 911 Address: 36747 Breakwater Run, Selbyville. Zoning District: MR. Tax Map: 533-19.00-469.00

Case No. 13119 - Debora Brooke

seeks variances from the rear yard and side yard setback requirement for existing structures. (Sections 115-82, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the south west side of Washington Street. 911 Address: 37490 Washington St., Rehoboth Beach. Zoning District: C-1. Tax Map: 334-13.20-62.00

Case No. 13120 - Lance and Melissa Lavelle

seeks a variance from the maximum fence height within the front yard setback requirement for a proposed structure (Section 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the south east side of Cedar Beach Road. 911 Address: 20176 Cedar Beach Road, Milford. Zoning District: AR-1. Tax Parcel: 330-7.00-50.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 29, 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://sussexcountye.gov/council-chamber-broadcast>

The Board of Adjustment meeting materials, including the “packet” are electronically accessible on the County’s website at: <https://sussexcountye.gov/>.

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountye.gov. All comments are encouraged to be submitted by 4:30 P.M. on Thursday, October 2, 2025.

####